

HOME  TRUTHS

Rectory Close, Croston

PR26 9SH

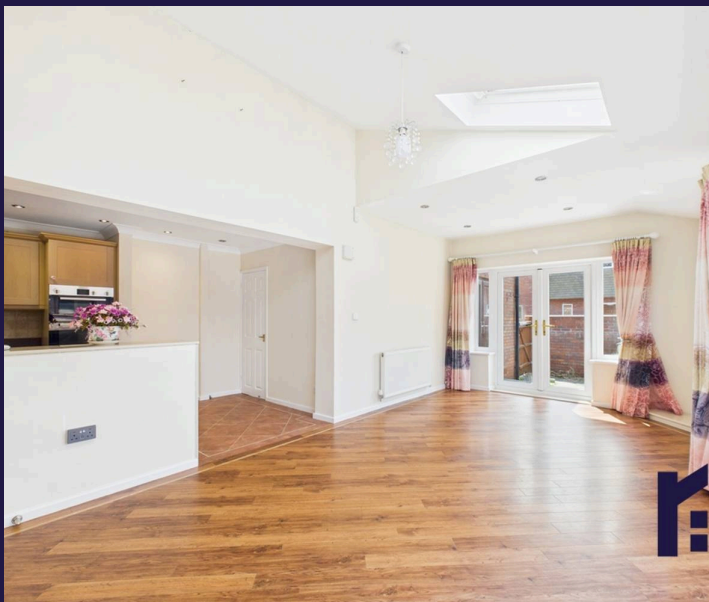




Detached family property on a quiet and sought after cul de sac location within easy reach of village amenities, excellent schools and countryside walks. With over 1,270 square feet of accommodation, this family home is available to let now.

The ground floor briefly comprises of entrance hallway, lounge with feature fireplace, kitchen with built in cooker and gas hob, large family room, utility room, downstairs bathroom with shower enclosure and another reception room which can be used as another bedroom.

Upstairs there is three double bedrooms and a comfortable single which would be a perfect office. Bedroom one has an ensuite with shower enclosure and the family bathroom is fully tiled with built in bath tub, wc and wash hand basin.



The west facing garden has a large paved area with lawn to the side and a small storage shed. The property is set back from the road with a lawn front garden and mature shrubs.

The property has recently been decorated neutrally throughout and has plenty to offer both inside and out. Do give us a call to arrange a viewing and make this yours. The property requires a deposit of £2053, including holding deposit of £410.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Detached family home
- Detached double garage
- Four/five bedrooms
- Seperate utility room and downstairs bathroom
- Large family room
- Available now

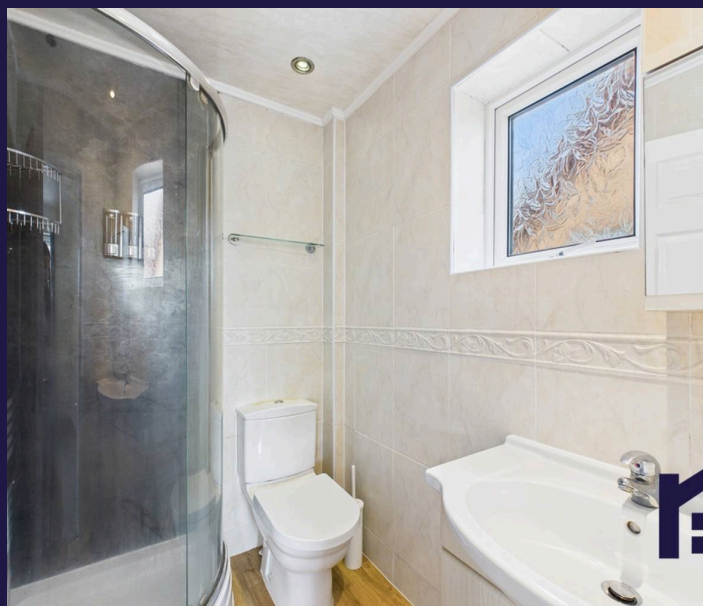


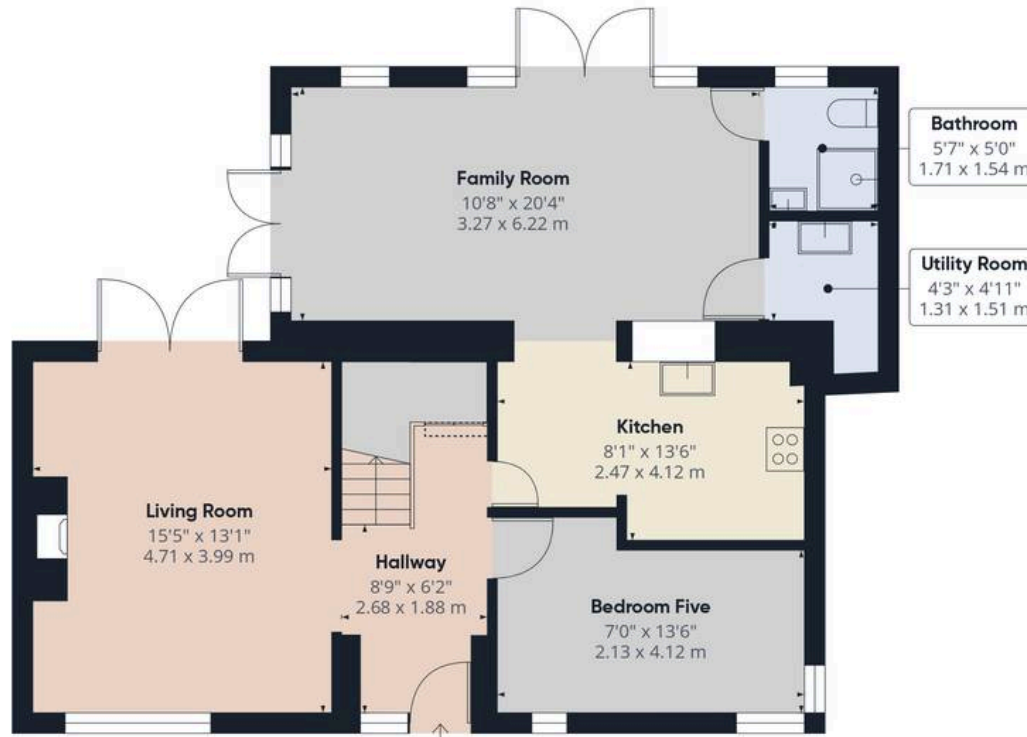
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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

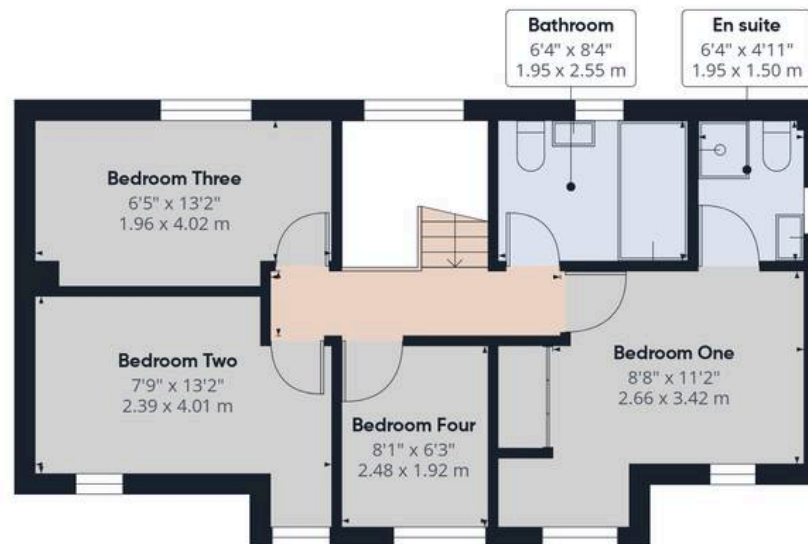
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1274 ft<sup>2</sup>

118.3 m<sup>2</sup>

**Reduced headroom**

2 ft<sup>2</sup>

0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.