



## Maria B Evans Estate Agents Limited

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**69 Moor Road, Croston, PR26 9HN**

**Offers in the region of £305,000**



- Charming three-bedroom end terrace
- Brimming with character throughout
- Light-filled entrance hallway
- Front reception room with Victorian fireplace
- Spacious dining room with multifuel burning stove
- Well-appointed kitchen to the rear of the property
- Two well-proportioned double bedrooms and one single
- Three-piece bathroom with separate w.c.
- Delightful garden to the rear with patio, lawn and decking areas
- Uninterrupted, rural views to the rear
- Off-road parking for one vehicle on a shale driveway to the front
- Warmed by gas central heating throughout

Charming and deceptively spacious, this characterful end-terrace offers generous living both inside and out. The property features a welcoming reception and dining space with period details, a multifuel fireplace and burner, alongside a well-appointed kitchen to the rear garden. Upstairs, there are three bedrooms (two double, one single) including a master bedroom with rural views, plus a three-piece bathroom and separate cloakroom. Externally, the home boasts a delightful rear garden with patio, lawn, mature planting, pond and decking areas, ideal for outdoor living whilst to the front, there is off-road parking for one. Located in Croston Village, this attractive home also benefits from easy access to local amenities, good schools and transport links.

### **Welcome home...**

The property is approached via a shale driveway to the front (which offers off-road parking for one vehicle) and unfolds behind a uPVC entrance door with an attractive, etched fanlight above.



Once inside, the entrance porch holds a tiled flooring and offers space for the removal of shoes and coats before proceeding through a light oak door with an etched glazed inset into the hallway with a pendant light and characterful coving to the walls.

### **Where living happens...**

The reception and dining room are two open spaces with an inviting flow between them that creates a warm and welcoming area to naturally reside in. High ceilings, coving and latched windows add to the character of both rooms, further emphasized by the open, multifuel fire to the reception room with a Victorian-style cast iron surround and mantle, complete with a decoratively tiled hearth below. This space is finished with a television point to the side and fitted shelving.



An archway separates the dining area, complete with a multifuel burner set within an exposed brick fireplace with stone hearth below and oak mantle above. This room also has a fitted dresser to one corner for storage.



### Look what's cooking...

A light oak, panelled door opens into the kitchen which is laid with wood-effect flooring and appointed with wall and base units in a cream colour, complemented by a neutrally colored countertop. The units are equipped with a Bosch oven and grill, four-point gas hob with extractor fan above, tiled splash back behind and a Blanco porcelain sink unit with etched drainer to the side. There is space for a refrigerator/freezer, tumble dryer and automatic washing machine. Two windows to the side of the property and recess downlights illuminate the space whilst a timber door with opaque glazed insets provides access to the rear garden.



## Rising above it all...

An oak spindle staircase rises to the first floor to a split-level, spacious landing providing access to all rooms.



The master bedroom is a generously proportioned room with a window to the rear showcasing open, rural views beyond, has two double, fitted wardrobes and a pendant light.



Bedroom two is a good-sized double room with a window to the front and pendant light whilst bedroom three is currently being used as a study but would facilitate a single bed, has a window to the front and pendant light.



## Soak it up...

The bathroom is located to the rear of the property and is fitted with a white three-piece suite comprising of a panel bathtub, corner shower with glazed sliding doors to enclose, vanity wash hand basin and chrome heated towel rail. A tiling is laid to the

floor and to dado across the walls whilst, to one side, sliding doors open into a storage space which also houses the boiler. An opaque window and two pendant lights illuminate the space which is also equipped with an extractor fan.



Adjacent, the separate cloakroom holds the same tiling as the bathroom and features a close coupled w.c., chrome heated towel rail, opaque window and pendant light.



### **Garden delights...**

Like the interior of No.69, its rear garden is also deceptively spacious first beginning as flagged patio area, perfect for al fresco dining. This area is well sheltered with a brick wall boundary to the left, adorned with well-established planting for privacy, before continuing as timber fencing. There is a water tap to one side and space for a timber summerhouse just after a side gate opening onto the cobbled access to the front of the property.





Continuing down the garden, the lawn area is bordered by neat timber sleepers to one side and a mature hedge to the other whilst the focal point is an ornamental pond to the centre. An arched trellis leads through to the final section of the garden where a raised decking provides another ideal spot for relaxing and enjoying the sun.



### **On your doorstep...**

Occupying a central village location in Croston, No.69 enjoys easy access to a wealth of everyday amenities. Just a short journey away is Morrisons with an integral post office, while the heart of the village offers a charming selection of public houses, cafés, restaurants and independent boutique shops.

As well as the popular schools in Croston, at the top of Moor Road, the bridge leads to Bretherton which offers another popular primary school, nursery and other everyday amenities. There are also convenient connections along the A59 making commuting straightforward. Alternatively, at the bottom of Moor Road, head towards Leyland or Chorley for larger supermarkets, additional eateries and wider retail offerings, along with access to the M6 and M61. Croston also benefits from its own railway station on the Preston to Ormskirk line and regular bus services, providing excellent connectivity to the surrounding area.

**Viewing is strictly by appointment through Maria B Evans Estate Agents**

**We are reliably informed that the Tenure of the property is Freehold**

**The Local Authority is Chorley Borough Council**

**The EPC rating is D**

**The Council Tax Band is B**

**The property is served by mains drainage**

**Please note:**

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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