



Moor Road, Croston

PR26 9HQ

In Excess of £325,000





Spacious three bedroom semi detached property with lovely and large garden to the rear, within easy reach of all village amenities, primary transport routes and in the catchment area for excellent schools. Available with no upward chain. The driveway can accommodate several vehicles and leads past the front garden, which is mainly laid to lawn, to the large detached garage and the main entrance. Step into the welcoming hallway and from there to the cosy first reception room with wooden flooring and log burning stove. To the rear, reception two has inset gas fire and opens to the kitchen comprising a range of wall and base units with integrated appliances including refrigerator, electric oven and grill, hob with extractor over, microwave and space, power and plumbing for other appliances. Step outside onto the sun terrace from where a river of crushed slate meanders through the garden past lawns and play area to a large workshop with power and light. Up by the house there is storage and a gardeners wc. Back inside, carpeted stairs lead to the first floor landing with two double bedrooms having built in storage and a comfortable single. The elegant bathroom comprises fully tiled elevations, bath with screen and electric shower over, wc, wash hand basin and ladder heated towel rail. With over 1100 square feet, countryside walks on the doorstep and ready to move into, this could be your perfect home.

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Tenure: Freehold

- Three bedrooms
- Two reception rooms
- Log burning stove
- Large south facing garden
- Plenty of parking
- No upward chain



Eccleston Branch

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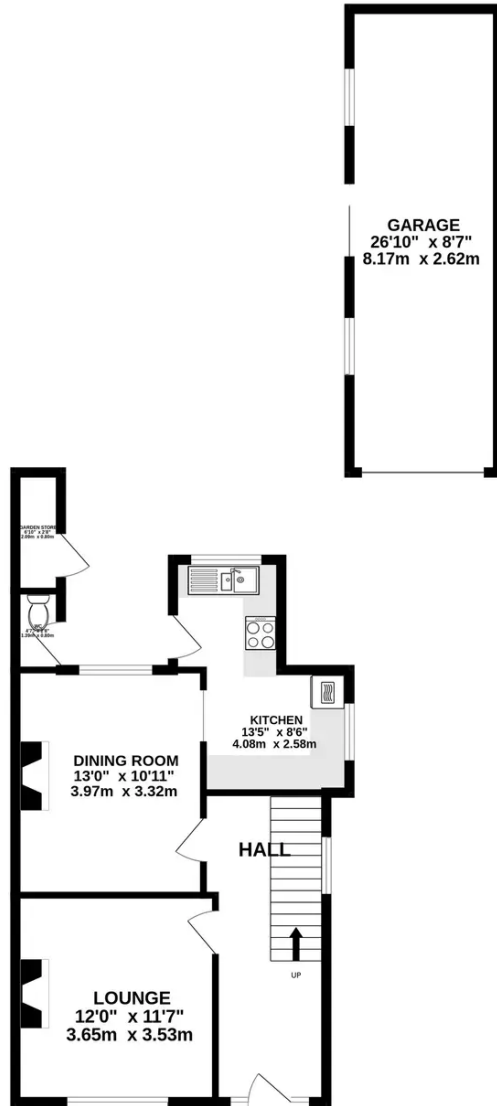
Coppull Branch

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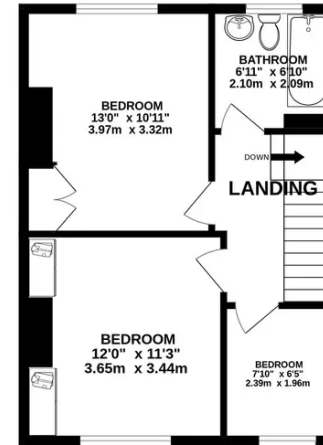
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GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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