



Coronation Court, Croston

PR26 9HF

£225,000





Delightful modern mews property set over three floors with delightful master suite having views over open countryside, in the catchment area for excellent schools and within easy reach of all village amenities and primary transport routes. Available with no upward chain. Step into the entrance hallway and from there into the kitchen fitted just over two years ago and comprising a range of wall and base units, with ceramic sink, gas hob, electric oven and grill, Main combi boiler and space, power and plumbing for additional appliances. To the rear, the living room has patio doors opening to the garden and, completing the ground floor the cloakroom comprises wash hand basin and wc. Step outside onto the near Indian stone terrace with lazy lawn leading to the second terrace which is the perfect place to relax and entertain. With a shed for storage and gated access to the front you can enjoy the tranquillity without having to do the garden. Back inside to the first floor are two double bedrooms with the one to the rear having views across fields and trees. Separating them is the family bathroom comprising tiled flooring and elevations, bath with mixer shower over, wc and wash hand basin. The second floor is given over entirely to the master suite with the dressing room having views over to the Lancashire Pennines, airing cupboard with immersion hot water tank and new en suite comprising tiled elevations, rainfall mixer shower in cubicle, wc and wash hand basin. Beautifully presented and ready to move into and with almost 800 square feet of accommodation, this family home has plenty to offer.



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Council Tax band: C

Tenure: Leasehold

- Modern mews
- Three double bedrooms
- Beautifully presented
- Low maintenance garden
- Allocated parking space
- No upward chain



Ecclestone Branch

265 The Green, Ecclestone, PR7 5TF  
01257 451673

Coppull Branch

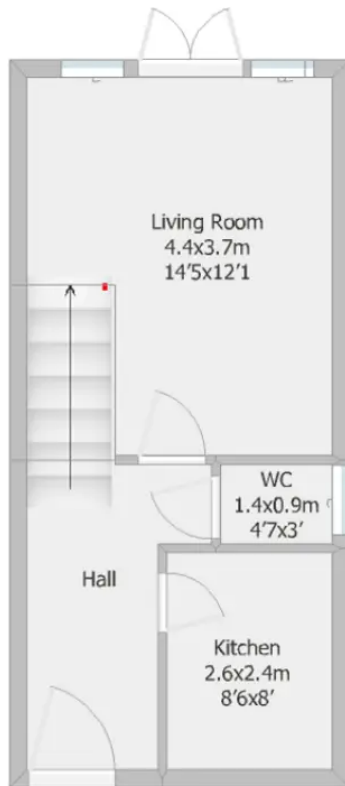
244 Spendmore Lane, Coppull, PR7 5DE  
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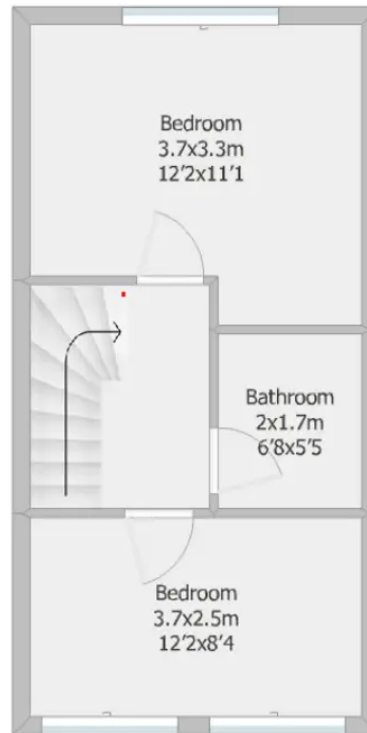


# Coronation Crescent

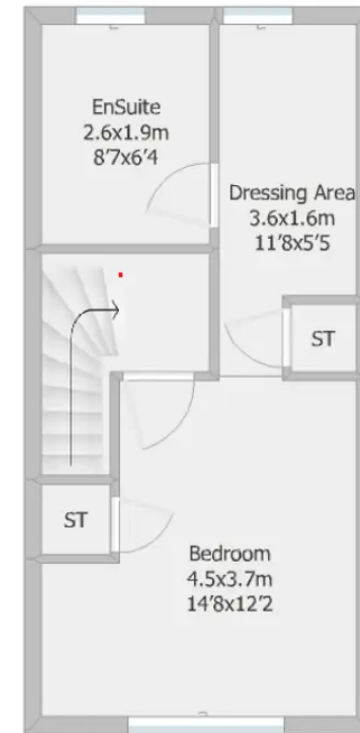
Ground Floor  
24 sq m (approx)  
258.3 sq ft (approx)



First Floor  
25.6 sq m (approx)  
275.6 sq ft (approx)



Second Floor  
28.1 sq m (approx)  
302.5 sq ft (approx)



Floor plan not to scale and is for illustrative purposes only. Plan drawn with RoomSketch.