



HOME TRUTHS
SALES AND LETTING AGENT

Moor Road, Croston

PR26 9HN

£195,000



Lovely garden fronted, three bedroom cottage in a popular residential location in Croston village with easy access to primary transport routes, railway station and in the catchment area for outstanding schools. Available with no upward chain. Step into the vestibule and from there to the spacious lounge where a warm welcome awaits from the multifuel stove. To the rear the equally spacious dining kitchen has plenty of storage from a range of wall and base units and integrated appliances including electric oven and grill, gas hob with extractor over, dishwasher, refrigerator, freezer, washing machine and annually serviced Worcester combi boiler. Outside, steps lead down to the courtyard garden with gated access to the rear, shed and wood store. A tranquil and private space in which to relax at the end of the day. Back inside, carpeted stairs lead to the first floor landing which has access to the boarded, insulated and double hatched loft space. There are three good sized bedrooms, and the family bathroom comprises bath with screen and mixer shower over, wc, wash hand basin and storage. Close to village amenities and with country walks on the doorstep this is an excellent first home or investment property where you would expect a return in the region of 5%.

Lovely garden fronted, three bedroom cottage in a popular residential location in Croston village with easy access to primary transport routes, railway station and in the catchment area for outstanding schools. Available with no upward chain.
Council Tax band: B

Tenure: Freehold

- Delightful cottage
- Three bedrooms
- Modern kitchen and bathroom
- Multifuel stove
- Courtyard garden
- No upward chain



Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

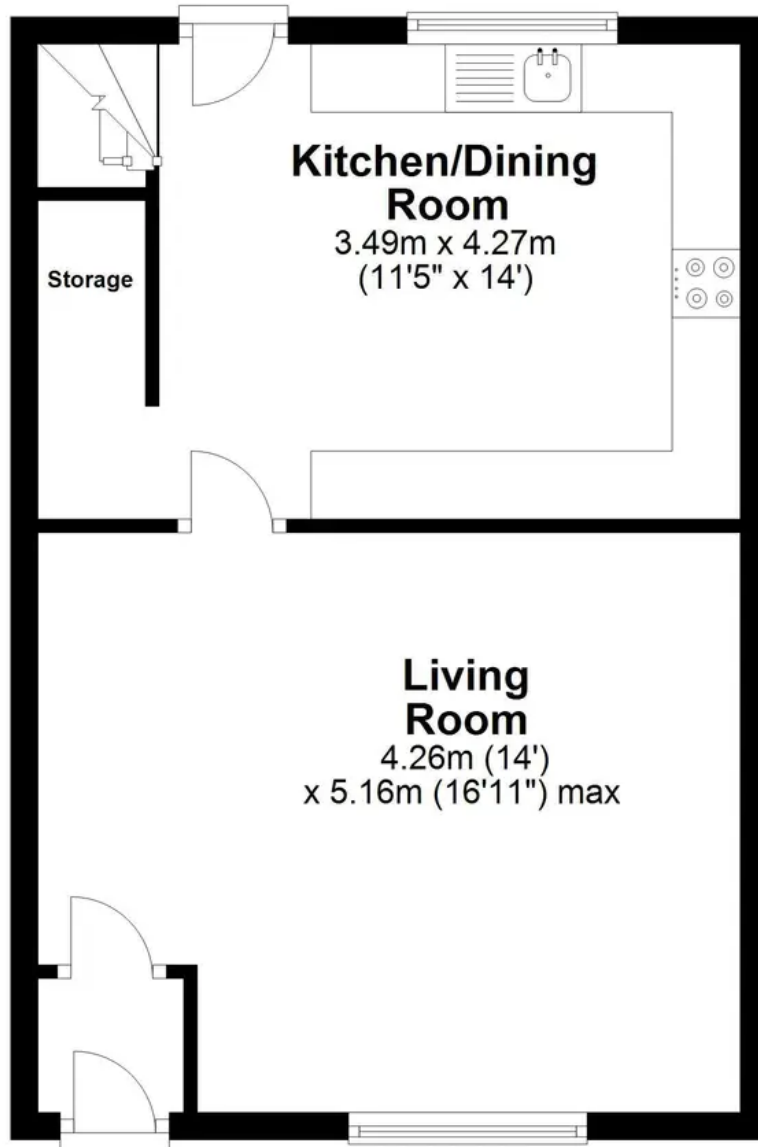
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
office@hometruthslancs.co.uk



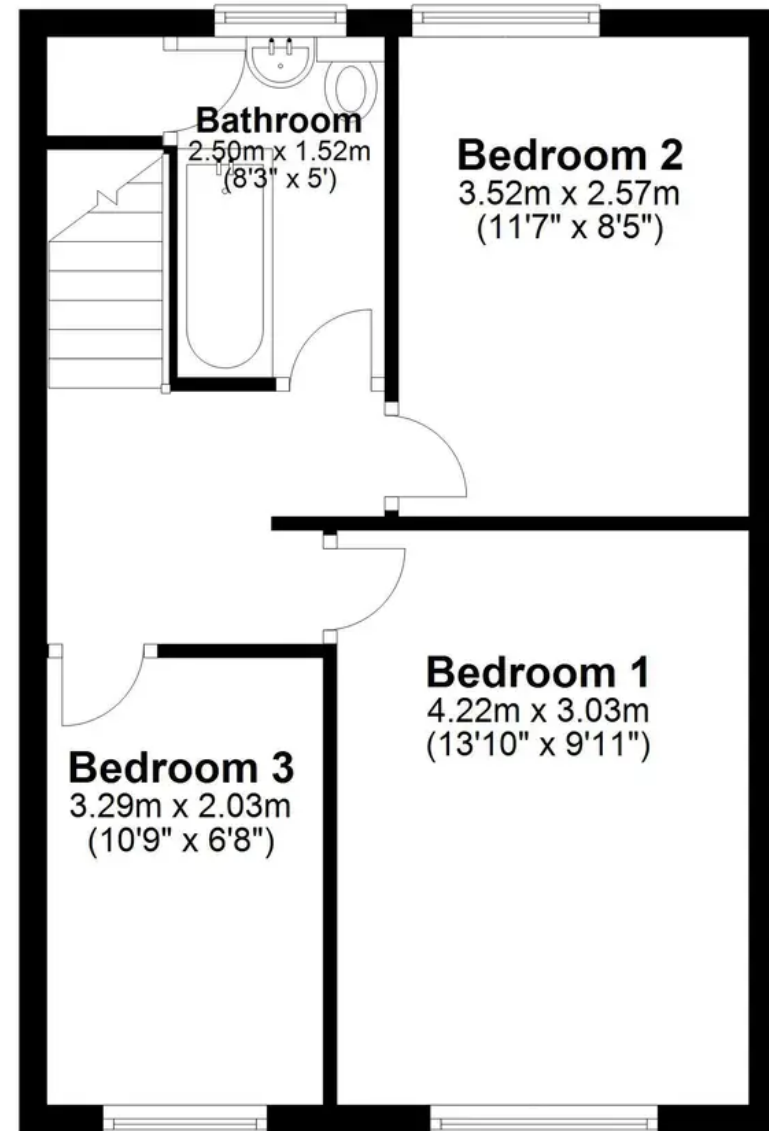
Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 80.9 sq. metres (871.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING

Plan produced using PlanUp.