

Morley Croft, Farington Moss

PR26 6QJ

£350,000



A stunning, spacious and beautifully presented five bedroom detached property on a quiet cul de sac in a highly sought after residential area within easy reach of primary transport routes town and city centre amenities, schools and offering over 1500 square feet of stylish and versatile accommodation. The driveway leads past the lawn to an electric vehicle charging point and the main entrance. Step into the welcoming hallway and from there to the delightful, bright, bay fronted living room with a colonial feel enhanced by the décor and shutters. To the rear, the heart of the house takes the form of a good sized dining area, kitchen with a range of wall and base units topped with toughened glass work surfaces and benefiting from under cupboard and kickboard lighting, with integrated appliances including double electric oven and grill, refrigerator and freezer, microwave, dishwasher, wine cooler and space, power and plumbing for additional appliances. Leading off is the magnificent conservatory overlooking the garden. Completing the ground floor is bedroom five with en suite in a wet room style comprising electric shower in walk in cubicle, wc, floating wash hand basin and ladder heated towel rail. Externally, if ever there was a garden designed for relaxation and entertainment then this is it. South west facing and with split level terracing to take advantage of the sun at different times of the day, lazy lawn and Indian stone terrace comprising barbeque and seating area this really is a delight. Back inside to the first floor the landing has ladder access to the part boarded loft and airing cupboard.

Three double bedrooms each have individual built in wardrobes with the largest having en suite comprising rainfall mixer shower in cubicle, floating wash hand basin, wc and fully tiled flooring and elevations. Bedroom four can also house a double and is currently used as a home office. The family bathroom comprises bath, wash hand basin on vanity, wc and mixer shower in cubicle. With countryside walks at the end of the drive this property is the perfect family home.

Council Tax band: D

Tenure: Freehold

- Cul de sac location
- Versatile accommodation
- Delightful rear garden
- Large conservatory
- Electric vehicle charging point
- Beautiful four/five bedroom property



**Eccleston Branch**

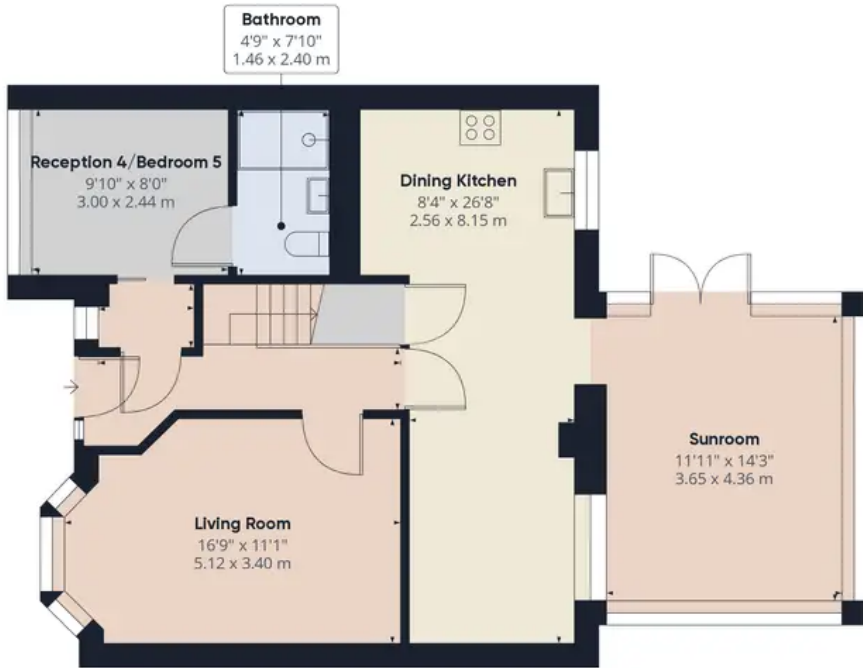
265 The Green, Eccleston, PR7 5TF  
01257 451673

**Coppull Branch**

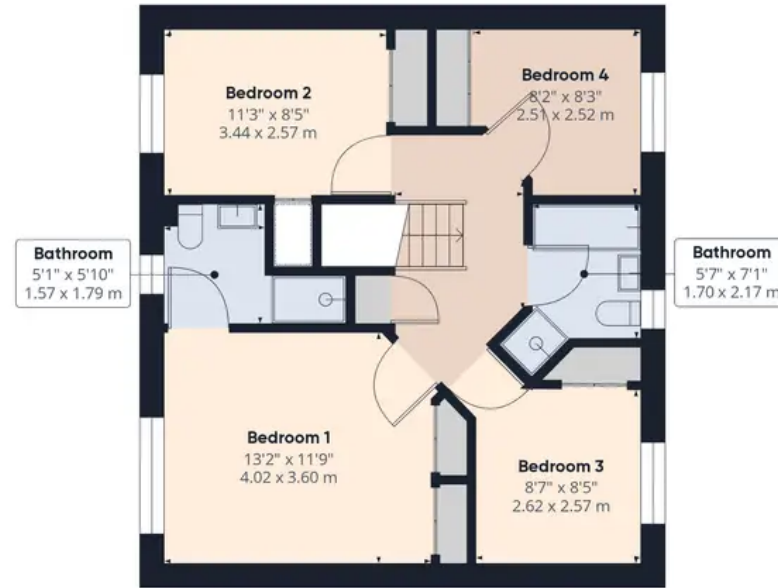
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Floor 1



Floor 2

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

1421.41 ft<sup>2</sup>

132.05 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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