

HOME  TRUTHS

Station Road, Croston

PR26 9RJ

In Excess of **£245,000**







Two bedroom semi detached property with plenty of development potential and within easy reach of all village amenities, schools and primary transport routes. Available with no upward chain.

To the front, is off road parking for two vehicles leading to the main entrance. Step into the vestibule and from there to the bay fronted reception one with gas fire in hearth. To the rear, the second reception room also has a gas fire and opens to the conservatory overlooking the garden.

The separate kitchen comprises a range of wall and base units with integrated gas hob, electric oven and grill and space, power & plumbing for additional appliances.

Step outside into the south west facing garden with lawn bordered by mature planting, greenhouse in which to grow your own produce, and shed for that all important storage.

Back inside, stairs lead to the first floor landing with two double bedrooms, both with built in wardrobes, and the bathroom comprising electric shower in cubicle, wc, wash hand basin and tiled flooring and elevations.





Two bedroom semi detached property with plenty of development potential and within easy reach of all village amenities, schools and primary transport routes. Available with no upward chain.

Council Tax band: B

Tenure: Freehold

- Spacious semi detached property
- Two double bedrooms
- 865 square feet of accommodation
- Excellent development potential
- Parking for two vehicles



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Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

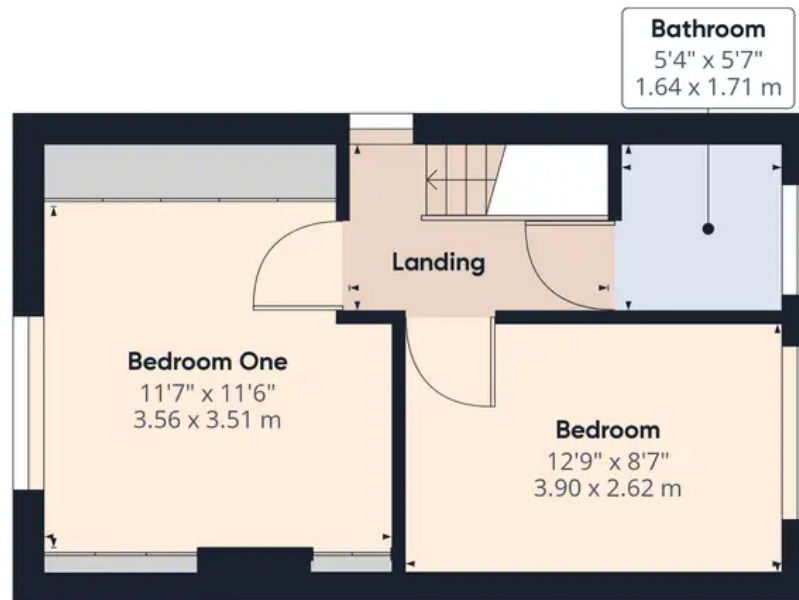
Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
865.13 ft<sup>2</sup>  
80.37 m<sup>2</sup>

(1) 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.