

HOME  TRUTHS

Westhead Road, Croston

PR26 9RS

In Excess of £285,000





Three bedroom semi detached property with open plan family room 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 log burner. To the rear, there is a spacious second reception room which is an orangery with sliding patio doors overlooking the garden. The kitchen comprises of a range of wall and base units with integrated fridge freezer, gas hob & oven. Off the kitchen, there is a downstairs WC and utility room which houses the boiler and provides plumbing for additional appliances. Step outside into the north west facing garden with a patio for enjoying in the sunshine, mature planting and a shed for that all important storage. Back inside, stairs lead to the first floor landing with two double bedrooms, a single bedroom, and the bathroom comprising p shape bath with an overhead electric shower, wc, wash hand basin and tiled flooring and elevations.



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Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Open plan family room
- Three bedrooms
- Village location
- Good size garden with patio
- Off road parking
- No upward chain



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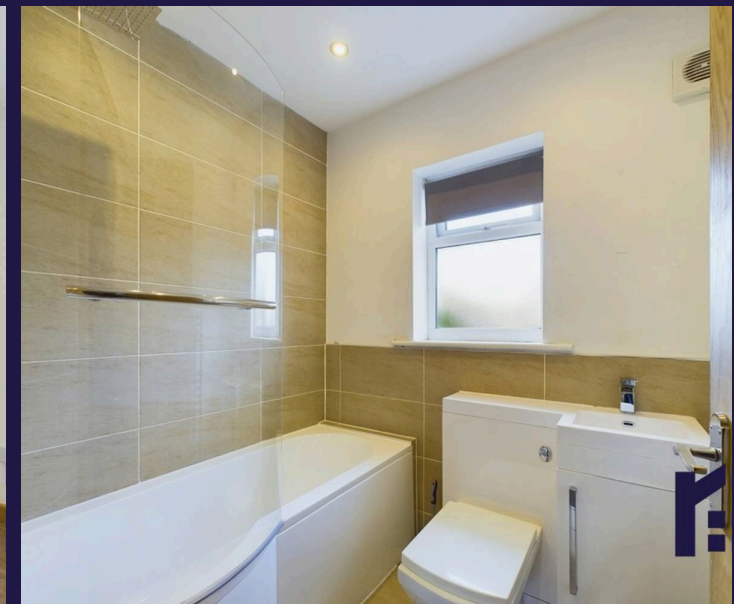
Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

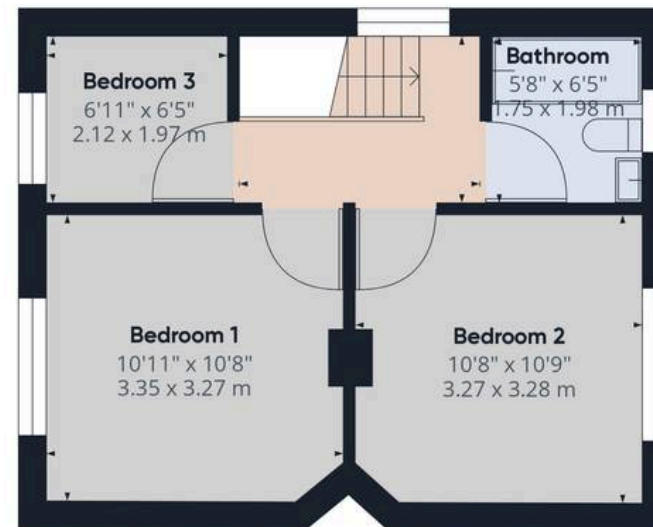
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

907.61 ft²

84.32 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360