

HOME  TRUTHS

Pavilion View, Croston

PR26 9RW

In Excess of £285,000





Delightful and spacious three bedroom detached property offering over 1,000 square feet of accommodation on a quiet cul de sac, living up to its name with lovely views to the rear over the cricket field. Available with no upward chain. To the front, the block paved driveway can accommodate two vehicles and leads both to the garage, with power and light, and the main entrance. Step into the welcoming hallway with under stairs storage and cloakroom comprising wc and wash hand basin. The gorgeous living room is to the front with plenty of natural light and gas fire in stone hearth, whilst to the rear the heart of the house has room for dining and comfortable furniture with the kitchen comprising a range of wall and base units topped by granite work surfaces and etched drainer and integrated appliances including refrigerator, induction hob, electric oven and grill and microwave. Completing the ground floor, the conservatory overlooks the garden. Step outside onto one of two terraces, both private spaces where you can relax, entertain or just sit and enjoy the sound of leather upon willow. Back inside, stairs lead to the first floor landing with storage cupboard and access to the loft. Bedroom one is a great sized double with built in wardrobes and en suite comprising mixer shower in cubicle, wc and wash hand basin. Bedrooms two and three are comfortable singles, each with built in storage and enjoying views over the cricket field. The family bathroom comprises p shaped bath with screen and mixer shower over, wc, wash hand basin on vanity and ladder heated towel rail. Within easy reach of all village amenities, including excellent schools, this is a wonderful place to call home.



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three bedroom detached property
- No upward chain
- Over 1,000 square feet
- Cul de sac location
- Close to schools and amenities
- Virtual tour



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Eccleston Branch

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Coppull Branch

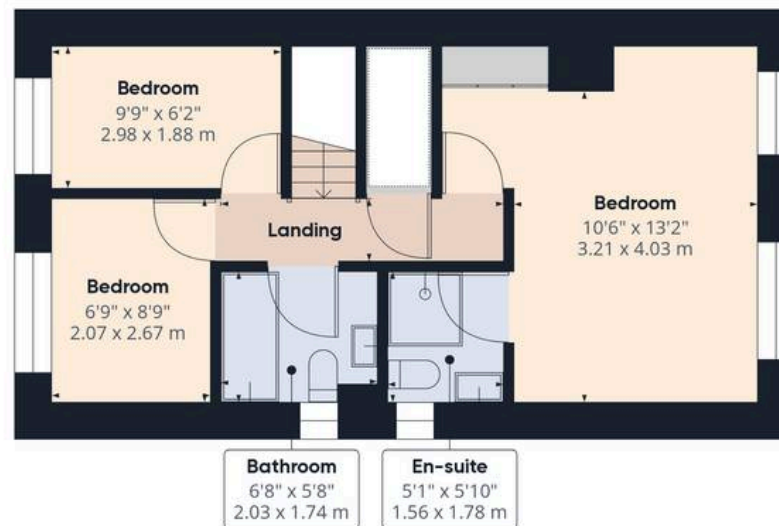
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1058.74 ft²

98.36 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.

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