

HOME  TRUTHS

Rectory Close, Croston

PR26 9SH

In Excess of £250,000







Wonderful three bedroom semi detached property in a popular residential area in the heart of the village with modern kitchen and bathrooms, low maintenance gardens and within easy walking distance of all amenities including excellent schools. The driveway can accommodate several vehicles and leads to the detached garage, with power and light, and to the main entrance. Step into the wide and welcoming hallway and from there to reception two currently used as a dining room. To the rear, reception one has patio doors overlooking the garden and wall mounted inset gas fire. The kitchen comprises a range of wall and base units with gas hob, double electric oven and grill, refrigerator, dishwasher and washing machine. Step outside into the delightful garden with plenty of space in which to relax and entertain and mature planting including camellia, hydrangea and castor oil plant. Back inside stairs lead to the first floor landing with access to the loft which houses the Worcester combi boiler. All bedrooms have built in storage with bedrooms one and two being good sized doubles to the front and rear respectively. The bathroom has fully tiled elevations and flooring with rainfall mixer shower in walk in cubicle, wash hand basin, wc and ladder heated towel rail.





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Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Lovely semi detached property
- Three bedrooms
- Modern kitchen and bathroom
- Low maintenance gardens
- Virtual tour
- Garage and parking



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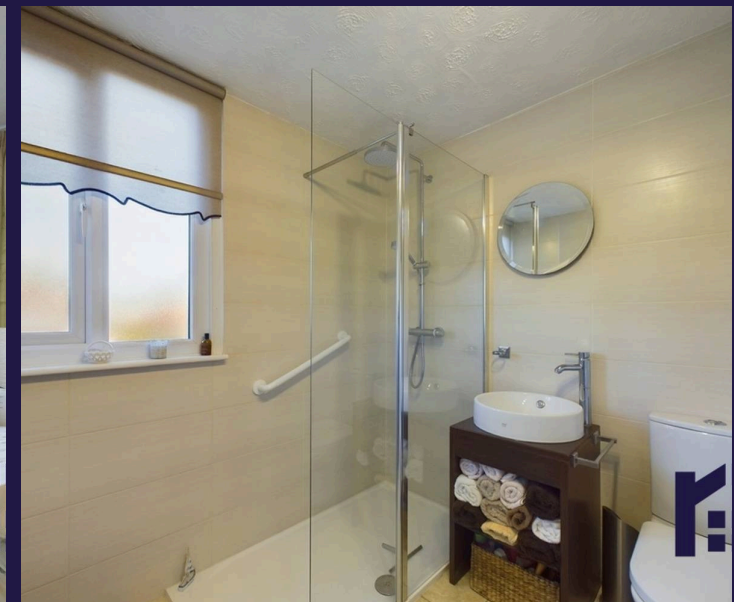
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Floor 1 Building 1



Floor 2 Building 1



Floor 1 Building 2

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

954.22 ft<sup>2</sup>

88.65 m<sup>2</sup>

**Reduced headroom**

13.91 ft<sup>2</sup>

1.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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