



Westfields, Croston

PR26 9RT





Wonderful three bedroom semi detached property on a quiet cul de sac in a popular residential location in Croston within easy reach of village amenities, countryside walks and in the catchment area for excellent schools. To the front the driveway can accommodate several vehicles and leads past the garden, which is laid to crushed slate, to the main entrance. Step into the vestibule and from there to the entrance hallway and the lovely bright living room. A large archway opens into a stunning, and newly renovated, breakfast kitchen with central island and USB charging points. With pantry and integrated appliances including a fridge freezer, gas hob, electric oven and space, power and plumbing for appliances. Did we mention the wine fridge was staying?! Step outside onto the lazy lawn leading to the Indian stone terrace which is the perfect place to relax and entertain with family and friends. The good sized outbuilding comprises utility area and garden room with power and light which would also make an excellent home office. Back inside to the first floor, bedrooms one and two are doubles with the latter having views over towards the sports fields and bedroom three is a comfortable single. The elegant bathroom comprises bath with screen and mixer shower over, wc, floating wash hand basin, ladder heated towel rail and fully tiled elevations and flooring. The loft is accessed via the landing which is fully boarded with fold down stairs.

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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stunning new breakfast kitchen
- Cul de sac location
- Plenty of parking
- Close to local amenities
- In the catchment area for excellent schools
- Garden room/home office



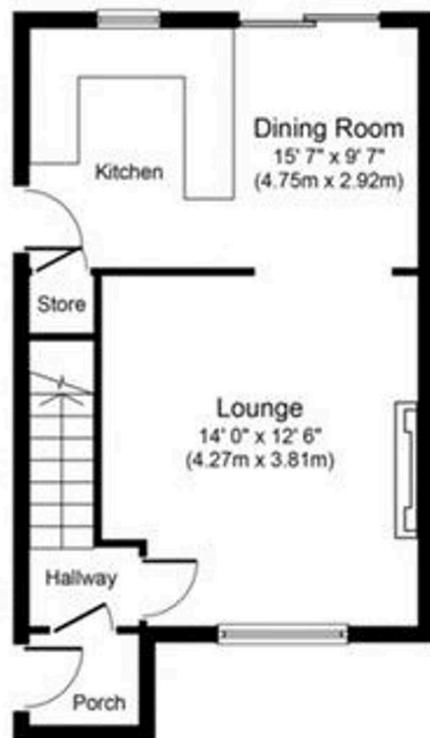
HOME  TRUTHS

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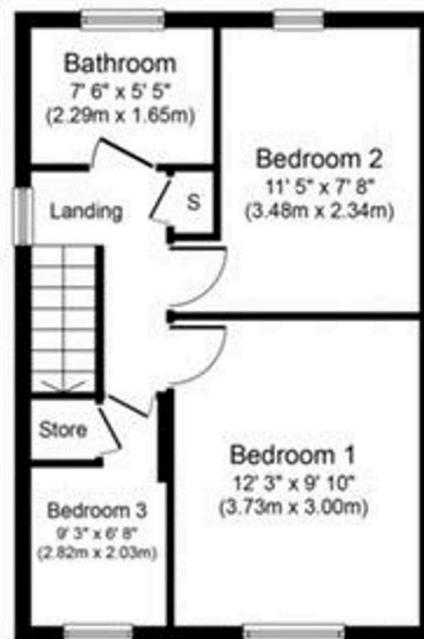
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Ground Floor
Approximate Floor Area
390 sq. ft.
(36.2 sq. m.)



First Floor
Approximate Floor Area
372 sq. ft.
(34.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.