

HOME  TRUTHS

Station Road, Croston

PR26 9RN


£285,000



Fabulous two bedroom cottage with over 1,000 square feet of accommodation, delightful west facing garden, garage and off road parking. Close to village amenities, countryside walks, primary transport routes and, in the catchment area for sought after schools, this is a wonderful place to call home. With a garden frontage leading to the main entrance, step into the welcoming hallway with original wooden flooring. From there, access reception two with log burning stove, which opens to reception one to the front with gas fire in hearth. To the rear of this lovely flowing space is the breakfast kitchen with porcelain tiled flooring, a range of wall and base units with breakfast bar and integrated appliances including electric hob, oven & grill, washing machine, dishwasher, refrigerator and freezer. Step outside into the cottage garden with upper and lower terraces, lawn bordered by mature shrubs and access to the garage and parking. This is the perfect place to relax and entertain on long summer evenings. Back inside, stairs lead to the first floor landing with bedroom one to the front benefiting from wooden flooring and original fireplace. Bedroom two is an impressive double to the rear overlooking the garden and completing the first floor the elegant family bathroom comprises bath, rainfall mixer shower in cubicle, wc and wash hand basin.



Fabulous two bedroom cottage with over 1,000 square feet of accommodation, delightful west facing garden, garage and off road parking. Close to village amenities, countryside walks, primary transport routes and, in the catchment area for sought after schools, this is a wonderful place to call home.

Council Tax band: B

Tenure: Freehold

- Beautiful period cottage
- Two double bedrooms
- Modern kitchen & bathroom
- West facing garden
- Over 1,000 square feet of accommodation
- Garage & private parking



HOME  TRUTHS

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

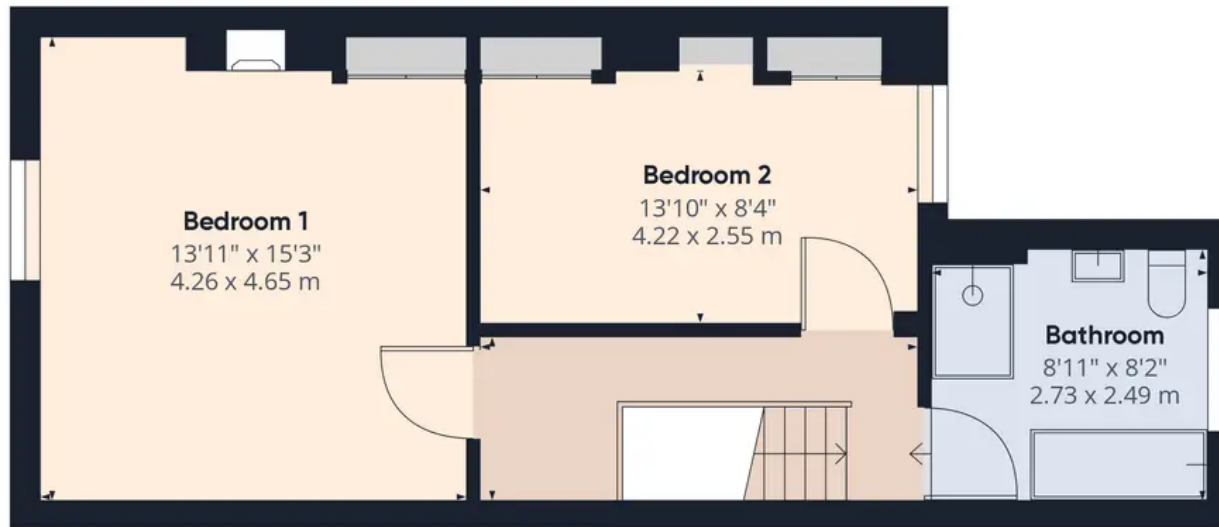
Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2


Approximate total area⁰

1029.89 ft²
95.68 m²

Reduced headroom

4.51 ft²
0.42 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.