

HOME  TRUTHS

Coniston Way, Croston

PR26 9SD





Spacious four bedroom detached property occupying a corner plot on a quiet cul de sac in the heart of the village of Croston. With c 1100 square feet of versatile accommodation this is a first class family home. To the front is a double garage with parking for an additional two vehicles on the driveway and a path leads across the lawn to the main entrance. Step into the welcoming hallway and from there to the L shaped living room with electric fire in hearth, and plenty of space for both dining and comfortable furniture with patio doors opening to the garden. To the rear, the dining kitchen comprises a range of wall and base units with ceramic sink and integrated appliances including gas hob, electric oven and grill, dishwasher, refrigerator and freezer. A separate utility room has space, power and plumbing for appliances. Completing the ground floor is reception two/bedroom four which benefits from en suite comprising wash hand basin on vanity, wc, electric shower in walk in cubicle and ladder heated towel rail. Step outside onto the Indian stone sun terrace in the private garden which is mainly laid to lawn with mature and heavily cropping apple tree making this a delightful space in which to relax or entertain. Back inside, the first floor landing has loft access and linen cupboard. Bedroom one has fitted wardrobes, with bedroom two a second double to the rear and bedroom three a comfortable single with built in storage. The family bathroom has bath with screen and electric shower over, fully tiled elevations and flooring, wc and wash hand basin. Within easy walking distance of village amenities and in the catchment area for excellent schools this is the perfect place to call home.



Spacious four bedroom detached property on a corner plot on a quiet cul de sac in the heart of Croston. With c 1100 square feet of versatile accommodation this is a first class family home. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious detached house
- Corner plot on a cul de sac
- Driveway and double garage
- c 1100 square feet of versatile accommodation
- Close to schools and amenities
- Virtual tour



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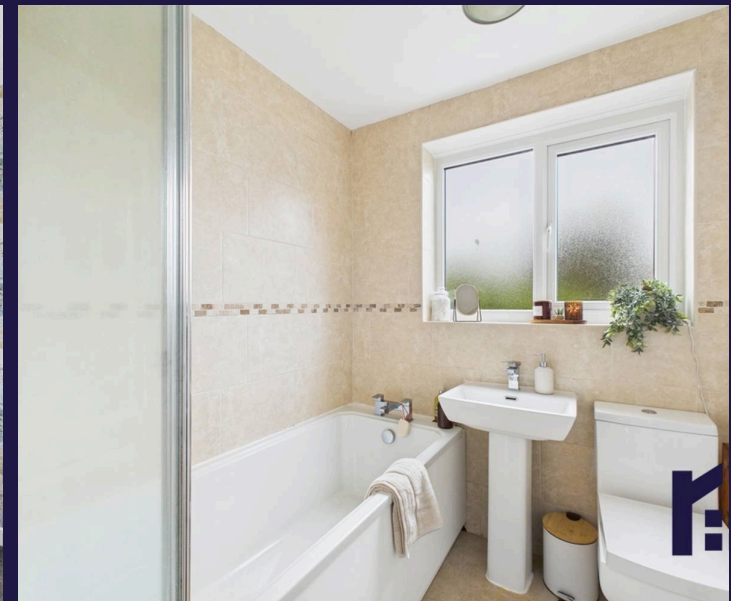
Eccleston Branch

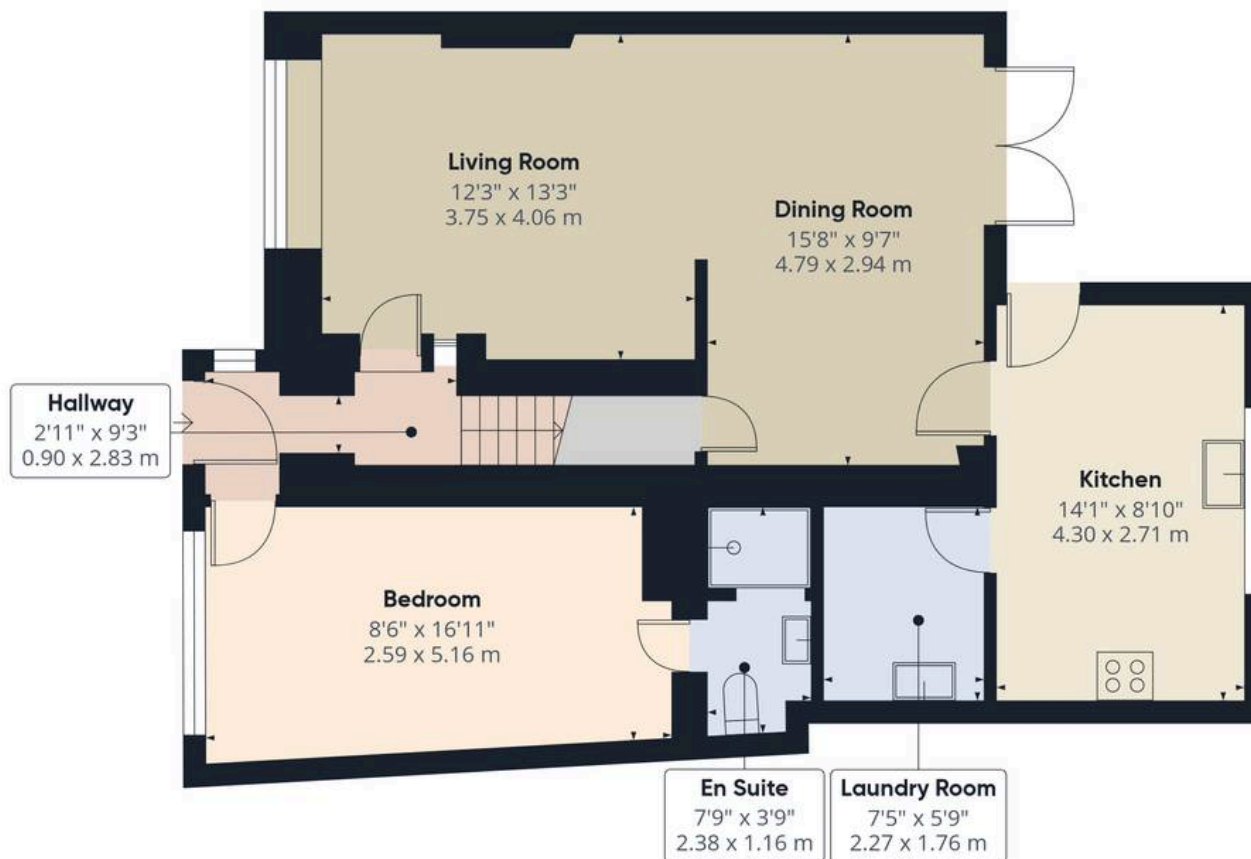
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Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1067 ft²

99.1 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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