

HOME  TRUTHS

38 Rectory Close, Croston

PR26 9SH


£1,780 pcm

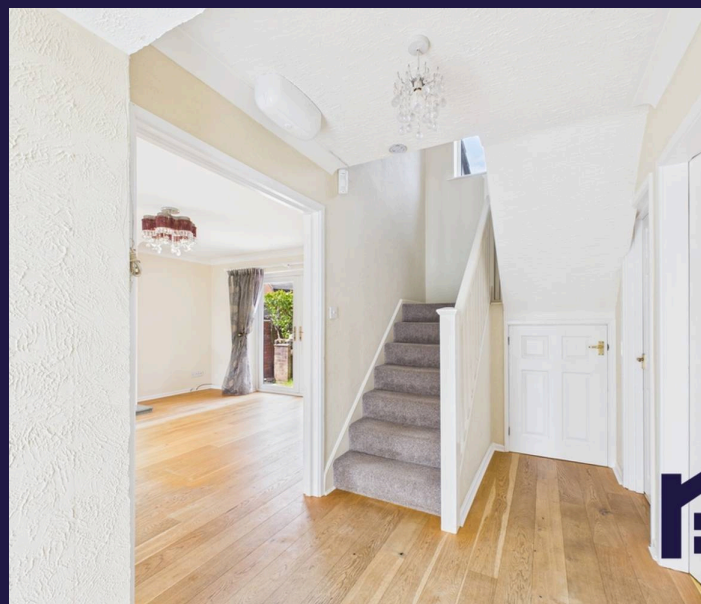


Detached family property on a quiet and sought after cul de sac location within easy reach of village amenities, excellent schools and countryside walks. With over 1,270 square feet of accommodation, this family home is available to let now.

The ground floor briefly comprises of entrance hallway, lounge with feature fireplace, kitchen with built in cooker and gas hob, large family room, utility room, downstairs bathroom with shower enclosure and another reception room which can be used as another bedroom.

Upstairs there is three double bedrooms and a comfortable single which would be a perfect office. Bedroom one has an ensuite with shower enclosure and the family bathroom is fully tiled with built in bath tub, wc and wash hand basin.

The west facing garden has a large paid area with lawn to the side and a small storage shed. The property is set back from the road with a lawn front garden and mature shrubs.



The property has recently been decorated neutrally throughout and has plenty to offer both inside and out. Do give us a call to arrange a viewing and make this yours. The property requires a deposit of £2053, including holding deposit of £410.

Council Tax band: E

EPC Energy Efficiency Rating: D

- Detached family home
- Cul-de-sac location
- Four/five bedrooms
- Seperate utility room and downstairs bathroom
- Large family room
- Available now



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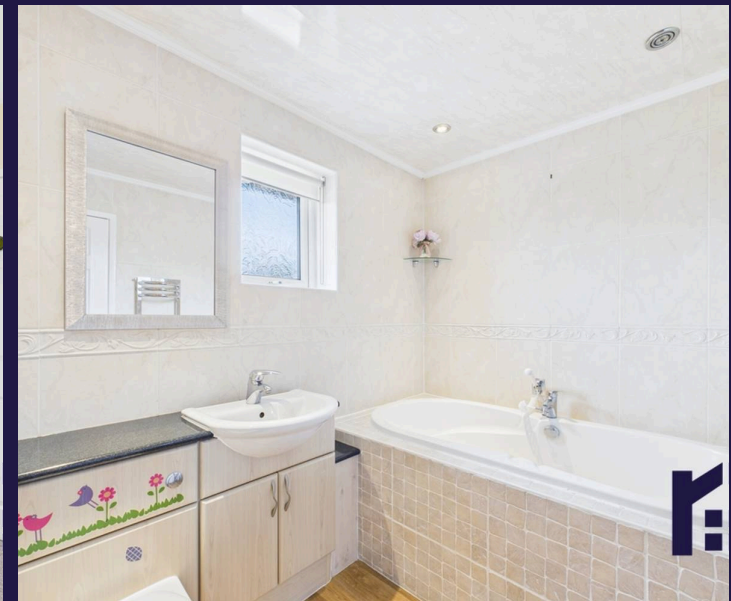
Eccleston Branch

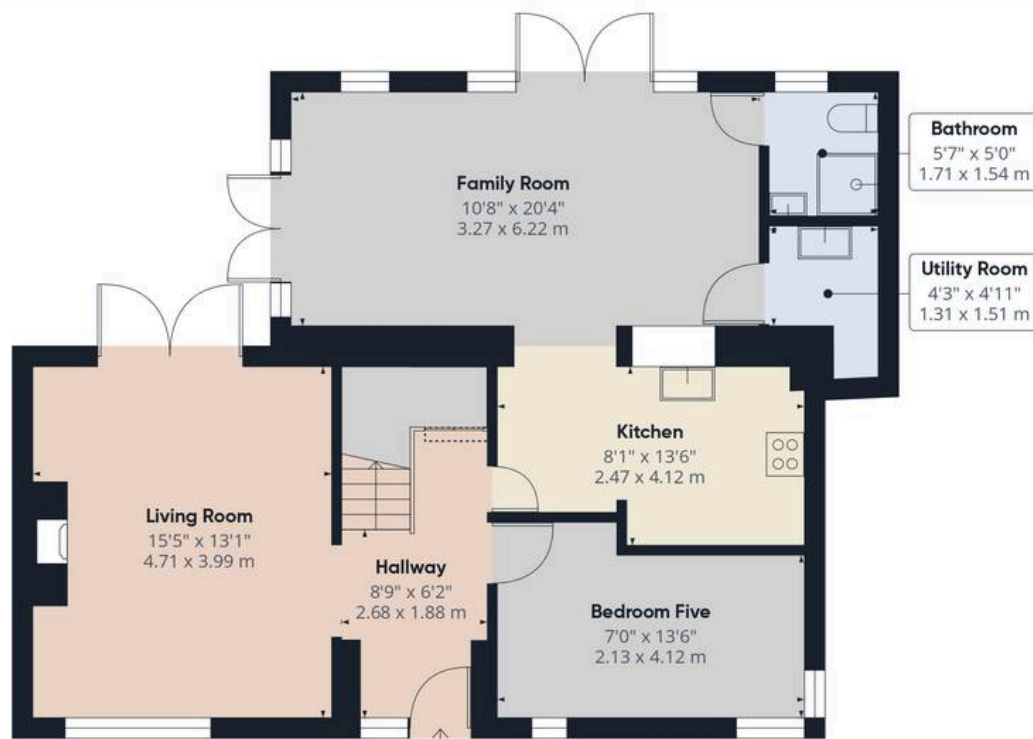
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

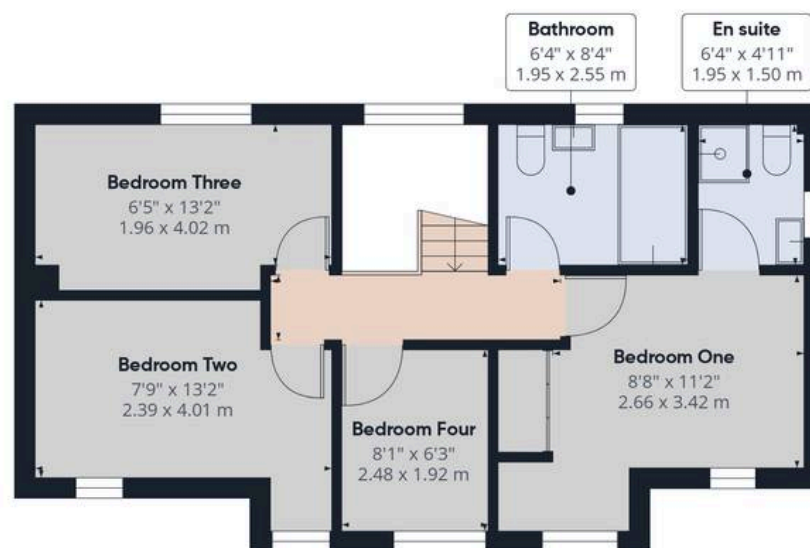
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

1274 ft²

118.3 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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