

HOME  TRUTHS

Rectory Close, Croston

PR26 9SH





An absolutely stunning extended semi detached property with elegant presentation both inside and out, meticulous attention to detail and offering 1150 square feet of sumptuous accommodation in the heart of the village, within easy walking distance of all amenities and sought after schools. Stroll through the garden, which is mainly laid to lawn, with privacy provided by mature planting, to the main entrance. Step into the welcoming hallway with porcelain tiled flooring that flows through all of the ground floor, and having work station and cloakroom comprising wc and wash hand basin in floating vanity. The serene living room is bay fronted for additional space and to the rear, the heart of the house is a beautiful flowing space with plenty of room for dining and comfortable furniture. The kitchen comprises a range of wall and base units and breakfast bar, filter tap, and a range of integrated appliances by Neff including five burner induction hob, double electric oven and grill, refrigerator, freezer and dishwasher A separate utility/boot room completes the ground floor and comprises storage and space, power and plumbing for additional appliances. Trifolding doors open to the private, west facing garden, designed and constructed for relaxation and entertainment with both friends and family and having porcelain tiles, raised beds, bar and fireplace with built in seating. There is plenty of storage and additional space to the side, and to the rear is parking for up to three vehicles. Back inside, stairs lead to the first floor landing with airing cupboard and ladder access to the boarded loft with light and also housing the Worcester Greenstar 4000 combi boiler with ten year guarantee. Bedrooms one and two are spacious doubles to the front and rear respectively, with bedroom three enjoying life as a home office with storage and a bench seat for visitors. Completing the first floor, the indulgent family bathroom.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautiful, extended family home
- Gorgeous family room
- Close to excellent schools
- West facing garden



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Eccleston Branch

265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

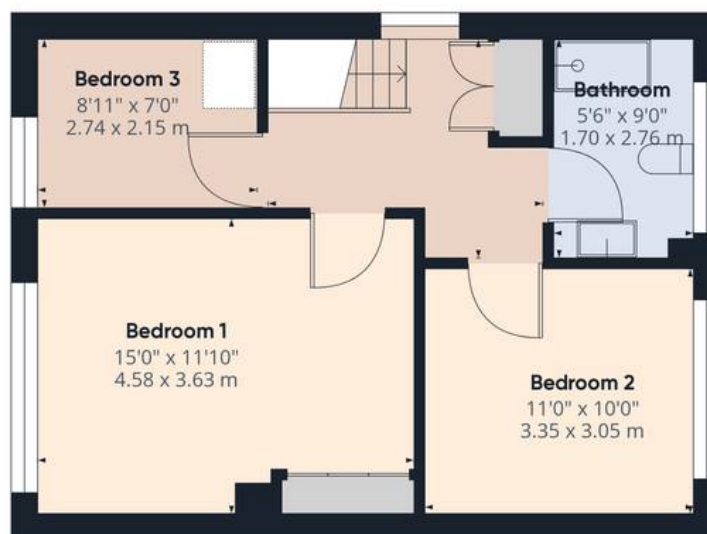
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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





Floor 1



Floor 2

Approximate total area⁽¹⁾

1154.39 ft²

107.25 m²

Reduced headroom

15.29 ft²

1.42 m²

(1) 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.

GIRAFFE 360