

HOME  TRUTHS

9 Bramblewood, Croston

Leyland

  
£2,000 pcm



## 9 Bramblewood

Croston, Leyland

Beautifully presented four bedroom detached property offering over 1,300 square feet of accommodation. Located in the sought after village location of Croston, close to excellent schools and with access to all local amenities and good transport links.

To the front the driveway has suitable parking for up to three cars as well as a detached single car garage with power, lighting and an up and over door. Step into the bright hallway and you have a good sized home office space followed by a downstairs toilet with wash hand basin. Through to the living room there is an electric feature fireplace and space for a flush-mounted TV.

The modern dining kitchen comprises of a range of wall and base units with integrated appliances such as an electric hob, oven and dishwasher as well as a large refrigerator and freezer. The patio doors overlook the rear garden.

The cosy second living room that could be used as a playroom or snug leads on to a utility room with a washer & dryer, sink & additional storage space.

Step outside into the private rear garden with patio and lawn perfect for entertaining and relaxing.

Back inside, stairs lead to the first floor landing with access to the loft. Bedroom one benefits from a built in wardrobe and en-suite bathroom comprising a shower enclosure, wc, wash hand basin and ladder heated towel rail.



# 9 Bramblewood

Croston, Leyland

Beautifully presented four bedroom detached home set in the sought after village location of Croston, close to excellent schools and with access to all local amenities and excellent transport links. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautiful detached property
- Available from 27th September
- Virtual tour
- Ample parking
- Over 1300 square feet of accommodation
- Four double bedrooms

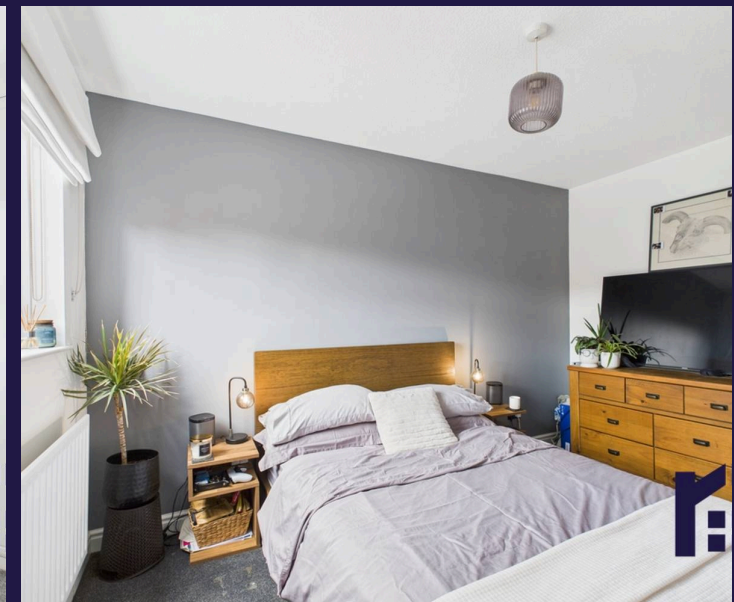


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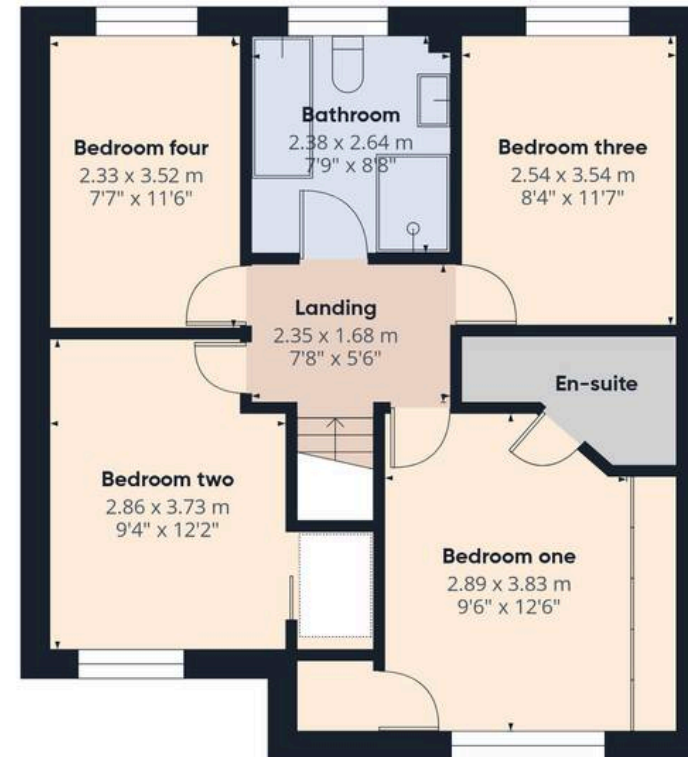
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Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

129.1 m<sup>2</sup>

1390 ft<sup>2</sup>

**Reduced headroom**

1.2 m<sup>2</sup>

13 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE 360