

Moor Road, Croston

PR26 9HP

In Excess of £525,000







An elegant and spacious detached four bedroom property with a glorious garden, beautiful views across open countryside, in the catchment area for excellent schools and close to village amenities and primary transport routes. Built as a wedding gift from her parents to the original owner, the property is approached via the carriageway drive which can accommodate several vehicles and leads to secure parking for a caravan or motorhome and the main entrance. Step into the welcoming hallway and from there to the bay fronted living room to the right. To the left, the dining room has wooden flooring and stretches the depth of the property with plenty of natural light from windows to two elevations. To the rear the heart of the house comprises the kitchen with a range of wall and base units and space, power and plumbing for appliances. This opens to the garden room where patio doors lead you onto the terrace. Next to the garden room is the boot room with a additional storage and space, power and plumbing for appliances and is the perfect place to wash down muddy children and dogs before letting them in. Completing the ground floor, the cloakroom comprises wc and wash hand basin. Step outside into the glorious garden with terraces, lawn bordered by roses and mature planting and a plum tree which not only produces delicious fruit but signposts the way to the secret garden. Stroll down a cobbled path and past a utility area with shed and greenhouse until you find it, nestled at the top of the garden among six damson trees.





From there you can look out over fields and trees and enjoy the visiting wildlife such as roe deer, hares, barn owls, buzzards and a multitude of garden and song birds. Back inside, stairs lead to the first floor landing with airing cupboard and loft access. Bedroom one is to the front looking towards Croston as is bedroom two, and bedrooms three and four have the benefit of those lovely views to the rear. Bathroom one has p shaped bath with screen, wc, wash hand basin and ladder heated towel rail, and bathroom two comprises electric shower in cubicle, wc and wash hand basin on vanity. In a highly sought after location this family home offers over 1300 square feet of versatile accommodation.

Council Tax band: E

Tenure: Freehold



**Eccleston Branch**

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**Coppull Branch**

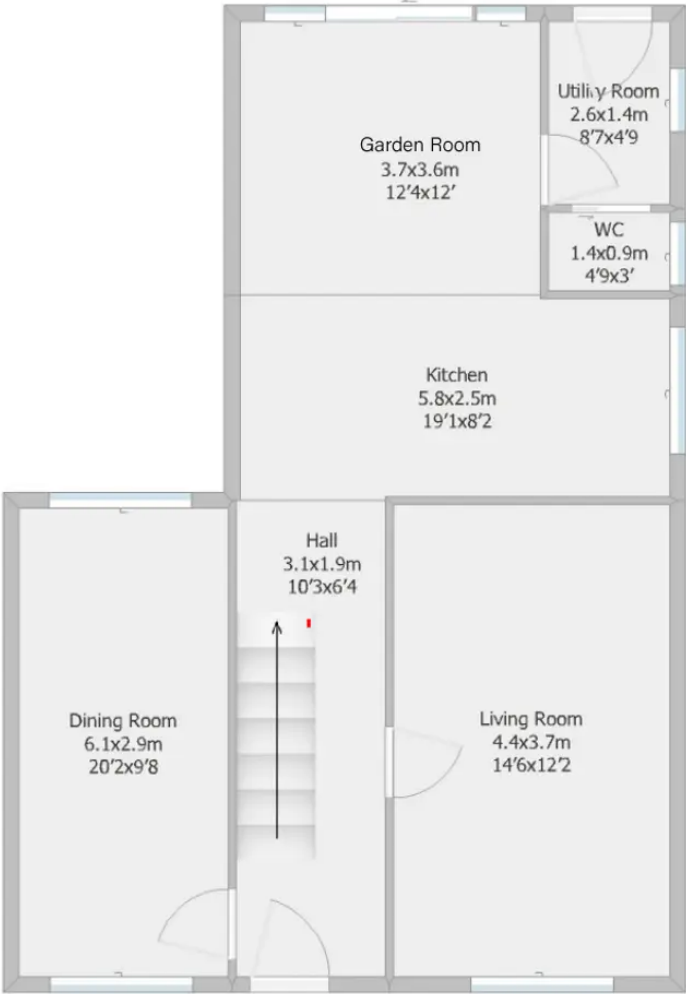
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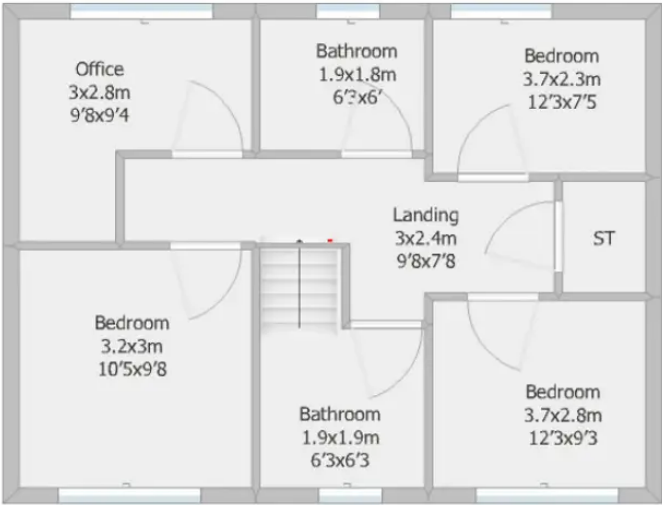


Moor Road.

Ground Floor  
74.8 sq m (approx)  
805.1 sq ft (approx)



First Floor  
52.2 sq m (approx)  
561.9 sq ft (approx)



Drawing not to scale and is for illustrative purposes only.  
Plan produded by RoomSketcher.