



Maria B Evans Estate Agents Limited

4 De Trafford Place, Croston PR26 9RZ

Offers in the region of £350,000



- Detached, traditional style family residence
- Spacious light and airy lounge with French doors to rear
- Good sized breakfast dining kitchen with central island
- Master bedroom with en-suite shower
- Three further bedrooms to the first floor
- Family bathroom with three-piece white suite
- Gas central heating and Upvc double glazing throughout
- Detached Garage with power and light
- Gardens to front and mature private garden to rear
- Idyllic Village location
- Close to local amenities and schools

Looking to move into Croston village? Then this four-bedroom, detached residence within walking distance of the shops, train station, both renowned primary and secondary schools must be considered. Well-maintained and presented throughout,

having a master en-suite, detached garage and a private well stocked rear garden which provides privacy, security and a good space for relaxing and entertaining.

A composite door with leaded glazed panel opens to the entrance hallway which has a window to the side, radiator, pendant light and staircase to the first floor.

The downstairs cloakroom comprises of a low flush w.c, pedestal wash hand basin, UPVC double glazed window to the front, Rhino flooring, pendant light and radiator.



From the hallway there is access to the well-appointed bright and spacious lounge, having a window to the front and French door to the rear garden. A feature coal effect gas fire sits in a marble effect hearth with pine surround. There are two pendant lights and two radiators for extra warmth.

A door leads into the breakfast dining kitchen, another light airy space, which could easily provide relaxation space in addition to a dining area. There is a window and exit door to the rear, and the kitchen area comprises of a comprehensive range of wall and base units to include a one and half bowl stainless steel sink unit with mixer tap, gas hob and Electrolux oven beneath with extractor fan over, integral fridge and freezer. There is plumbing for an automatic washing machine and a central island providing breakfast seating area, drawers and wine racks. For further storage the understairs cupboard is located just off the kitchen area. To the front of the kitchen is a window, radiator and pendant lighting. The practical Rhino flooring completes the description of the ground floor accommodation.



To the first floor, the landing has access to the loft, pendant light and radiator. Airing cupboard housing gas central heating boiler. A master bedroom can be found to the front of the property and has a radiator and pendant light. A good sized en-suite comprises of a pedestal wash hand basin, shower cubicle with power shower and a low flush Wc, Rhino flooring and built in storage cupboard.



Bedroom two is also to the front with a window and pendant light. Bedrooms three and four are located to the rear, both heated by a radiator and having pendant lights.



The family bathroom to the rear of the house comprises of a three-piece white suite to include low flush w.c, pedestal wash hand basin and panelled bath with shower over and screen. There is a radiator and ceiling light.

Outside the property has a lawned garden area to the front with a side driveway providing parking and leading to the detached single garage. This has an electric up and over door, power and light. An access gate opens to the rear garden which shows maturity beyond the age of this housing development. This little oasis blooms with colour and privacy having a variety of shrubs and trees.



Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough County Council

The EPC rating is B

The Council Tax Band is E

The property is served by mains drainage

There is a management charge of £240.00 pa for communal areas

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

Sales Office: 34 Town Road, Croston, PR26 9RB T: 01772 737888 Rentals T: 01257 462095

W: www.mariabevans.co.uk E: sales@mariabevans.co.ukrentals@mariabevans.co.uk

Company No 8160611 Registered Office: 5a The Common, Parbold, Lancs WN8 7HA