



Maria B Evans Estate Agents Limited

43 Drinkhouse Road, Croston PR26 9JE

Offers in the region of £270,000



- Character terrace cottage close to the heart of Croston Village
- Recently renovated throughout to offer ideal accommodation
- Offering off road parking for one vehicle
- Welcoming reception room with stone flooring
- Well-appointed kitchen-diner with various integrated appliances
- Good-sized master bedroom with walk-in storage
- Single bedroom
- Four-piece, contemporary family bathroom
- Ground floor warmed by underfloor heating
- Gas central heating provided on the first floor
- Low maintenance rear garden laid with patio and decking
- Large, timber storage shed
- Enjoying a peaceful, sought-after location

Possessing a highly sought-after position on the quaint Drinkhouse Road, this beautiful terrace cottage offers a cosy reception room, well-appointed kitchen-dining room with patio doors onto the rear garden, two bedrooms, a contemporary family bathroom and off-road parking to the front.

Home sweet home...

The property is accessed from the front driveway which is laid to shale and provides off-road parking for one. A paved path to the side leads up to the UPVC front door, welcoming into the cosy accommodation.

The reception room is laid with stone flooring, which is warmed underfoot by underfloor heating. This spacious room enjoys a window to the front, sheltered by attractive plantation shutters, two pendant lights and a feature electric stove nestled within a brick surround with oak mantle above. There is a television point to one side and fitted cupboards housing the meters to another.



Light oak doors with matte black handles give access to all rooms, the next being the kitchen-diner. This maintains the same floor and is fitted with wall and base units in soft grey with cupped handles and soft close feature. A decorative tile runs to splash areas and the units also hold an integrated refrigerator/ freezer, a Bosch oven and grill, four-point induction hob with extractor fan above and a stainless-steel sink unit with etched drainer to the side, dishwasher below and window overlooking the rear. To the other side of the room, the units continue in full-length housing the boiler and plumbing for an automatic washing machine, there is also dining space available here. The room is lit by a combination of recessed downlights and pendant lights with a UPVC door with glazed insets providing access to the rear garden.



Soak and sleep...

An oak spindle staircase rises to the first-floor landing, off to the right of which the master bedroom is located. This is a good-sized room with a window to the front fitted with plantation shutters, a radiator, two pendant lights and a television point. A walk-in storage space is available from here fitted with recessed downlights.



Bedroom two is a single sized room with a window to the rear, central pendant light and radiator.



Completing the first-floor accommodation is the contemporary four-piece family bathroom which is finished with laminate flooring and comprises of a bathtub with decorative tiling to splash areas and telephone-style additional hand shower, a shower with monsoon head and additional hand shower enclosed by glazed sliding doors. A vanity wash hand basin, close coupled w.c. and chrome heated towel rail finish this bright space.



The quiet patch...

The rear garden is firstly laid to patio with a step up leading to the raised decking, upon which a large timber shed provides much storage. The garden is bordered by timber fences and provides a peaceful area to sit and soak up the sun in summer months.



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 Council

The EPC rating is C

The Council Tax Band is B

The property is served by mains drainage

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.

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