



# Moor Road

Croston, PR26 9HN

PRICE OFFERS IN EXCESS OF £240,000



Beautiful, extended two bedroom cottage with lovely views to the rear, off road parking and the option to extend into the large loft space if required. To the front, off road parking for two vehicles leads to the vestibule and from there into the spacious lounge with wood burning stove in imposing stone and brick hearth. Double doors allow a flow into reception two with gas fire in stylish surround which opens up to the breakfast kitchen with elegant, curved units, granite work surfaces with etched drainer and integrated appliances including five burner gas hob with wok fitting, dishwasher, double electric oven and grill, microwave, macerator and space, power and plumbing for American style fridge freezer and Karndean flooring. There is plenty of natural light from Velux windows and patio doors. A cloakroom houses wc, ladder heated towel rail and wash hand basin and is fitted out to house a washing machine and tumble drier. Outside, the spacious sun terrace is a delightful place to relax and entertain and leads to the delightful cottage garden, with lawn, mature planting and pathway meandering to additional seating areas, wildlife pond and substantial brick outbuilding which makes excellent storage and the opportunity to convert into an office or studio. The views over the countryside beyond are just lovely. To the first floor are two double bedrooms with the one to the rear benefiting from those views and the family bathroom comprising electric shower with corner cubicle, wash hand basin in vanity, bath and wc. Double glazed with gas central heating, close to village amenities and countryside walks this is a wonderful place to call home. Do get in touch to arrange a viewing and make it yours. Council tax B, EPC D, Freehold.

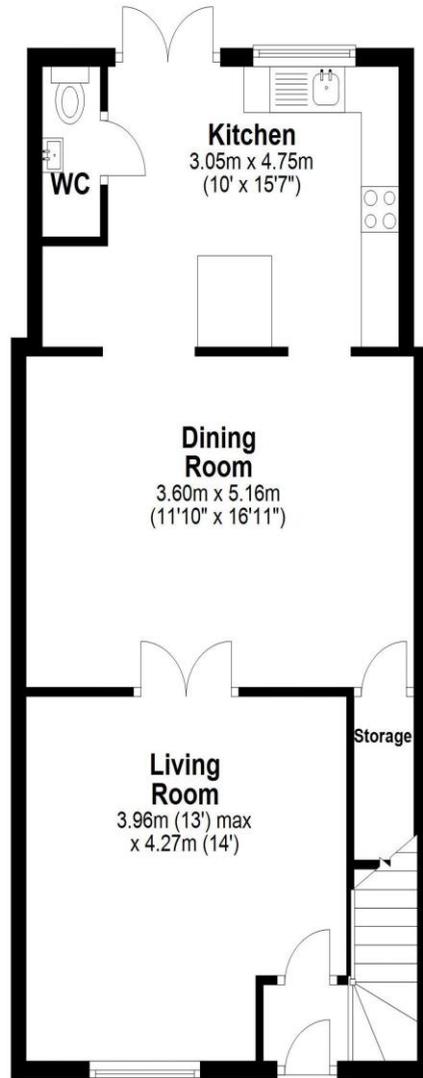


- Delightful cottage
- Wonderful views to the rear
- Two double bedrooms

- Spacious dining kitchen
- Off road parking
- Cottage garden

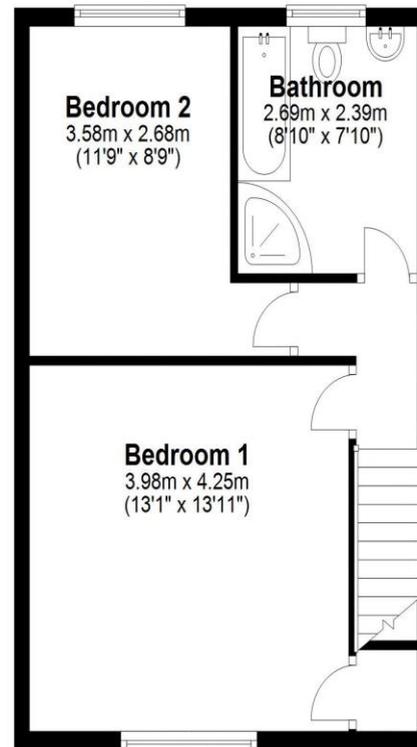
## Ground Floor

Approx. 54.5 sq. metres (587.0 sq. feet)



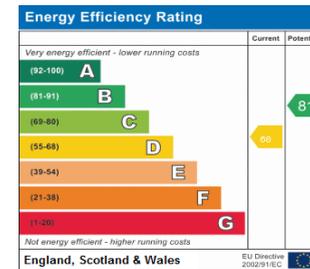
## First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 94.1 sq. metres (1013.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING  
Plan produced using PlanUp.



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