



Maria B Evans Estate Agents Limited

47 Westhead Road, Croston PR26 9RQ

Offers in the region of £230,000



- Charming, mid-terrace property situated in the heart of the village
- Enjoying off road parking to the rear
- Welcoming entrance vestibule
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- Flowing into dining area
- Light-filled kitchen overlooking the rear garden
- Two bedrooms to the first floor serviced by a four-piece bathroom
- South-facing terraced garden
- Stones throw from local village amenities and shops

This charming mid-terrace property enjoys the convenience of both a village central location and off-road parking to the rear with accommodation comprising of a cosy front reception room leading into the dining room (both benefitting from feature fireplaces) and a kitchen at the rear. Upstairs, the master bedroom is a generously sized room, the second being a single bedroom and both are serviced by a four-piece

family bathroom. Outside, the south-facing terraced garden offers a sunny place to sit and relax with planted beds and a timber storage shed.

Home sweet home...

The property is accessed from the front via a uPVC door with glazed inset into the entrance vestibule, offering a convenient space for the removal of shoes and coats and being lit by a central pendant light.

A barn-style oak door opens into the reception room, a cosy space complete with a window to the front, television point to the side with fitted units beneath and a central pendant light. A brick inset houses an electric stove whilst two radiators warm the space.



The property flows seamlessly through to the dining room, a perfect space to gather for meals with a drop pendant light to the centre. Shelving is appointed to the side of a brick inset fireplace and the space is also warmed by a radiator. A staircase rises to the first floor at the side, with convenient space beneath for storage, equipped with a light.



Positioned to the rear of the property, the kitchen is appointed with white wall and base units, topped with a wood-effect work surface and with a colourful tiling to splash areas. The units include a combination oven and grill with gas hob and extractor fan hood over whilst plumbing for an automatic washing machine lies below a stainless steel sink unit with etched drainer to the side. The space is finished with space for a refrigerator/freezer, a tiled flooring, pendant light and picture window overlooking viewings of the rear garden.



Adjacent to the kitchen, there is space for a small dining table underneath skylights, allowing an abundance of natural light to filter through, and an external door with glazed inset leading into the rear garden.

Sweet dreams...

Rising to the first floor, the master bedroom is a good-sized room with a window to the front of the property, wall mounted television point, pendant light and double doors to an integrated wardrobe.



The second bedroom is a single room, warmed by a radiator and lit by a pendant light.



Soak it up...

Both bedrooms are serviced by a four-piece, fully tiled suite. This comprises of an integrated bathtub, an electric shower enclosed by sliding glazed doors, pedestal wash hand basin and close coupled w.c. The suite is finished with a chrome heated towel

rail and is lit by natural light pouring through two opaque windows, aided by recessed downlights above.



Terraces in bloom...

The rear garden enjoys a south-facing aspect, firstly laid to stone flags providing an ideal patio area for outdoor seating. The flags continue as a path down the centre of the garden, bordered by planted beds and timber fencing to either side. At the end, a timber storage shed is set upon a concrete base whilst a latched timber gate gives access out onto the off-road parking space allocated to the property.



On your doorstep...

This charming and picturesque village offers a quintessential countryside lifestyle, surrounded by beautiful walking routes along the River Yarrow and open rural landscapes. Perfectly positioned, Croston enjoys excellent connectivity to nearby villages including Rufford and Tarleton, while also being within easy reach of Eccleston and Mawdesley, both known for their rural charm and community feel. For commuters, Croston is well placed for connections to Preston, Southport, and Wigan, and has its own train station. This enviable position allows residents to enjoy peaceful village living without compromising on accessibility.



The property itself is within walking distance of local convenience shops and benefits from a vibrant village atmosphere, boasting a wonderful selection of amenities. Residents can enjoy a variety of well-loved public houses such as The Wheatsheaf and The Lord Derby, alongside popular dining spots including Out Lane Social and the delightful café Thyme on the Yarrow. Adding to the village's appeal is the exciting prospect of the new Black Rabbit, further enhancing its thriving food scene.

With its historic village church, strong sense of community, and proximity to highly regarded schools, Croston presents itself as a true all-rounder- perfect for families, professionals, and those seeking an idyllic yet well-connected place to call home.



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 West Lancashire Borough Council

The EPC rating is C

The Council Tax Band is A

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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