# Maria B Evans Estate Agents Limited

**24 Orchard Mill Drive, Croston PR26 9RD**

**Offers in the region of £224,500**



- Recently modernised mews property central to Croston Village
- Welcoming entrance hallway with herringbone-style flooring
- Well-appointed kitchen
- Spacious reception room with gas coal-effect fire
- Ground floor w.c.
- Two double bedrooms to the first floor
- Serviced by a three-piece bathroom
- Warmed by gas central heating radiators throughout
- Low maintenance rear garden laid to shale
- Stones throw from local amenities and renowned schools
- Available with no onward chain

Recently renovated, this two-bedroom mews property offers a modern, well-appointed kitchen, spacious rear reception room, two-piece ground floor cloakroom, two good-sized bedrooms and a three-piece family bathroom, complemented by an enclosed rear garden and allocated parking. Ideally positioned on Orchard Mill Drive, it is within easy reach of the village centre and local amenities.

**Welcome in…**

A UPVC front door with glazed insets opens into the entrance hallway, which is finished with herringbone-style laminate flooring extending through to the kitchen and cloakroom. There is a radiator, central LED light, window to the front and useful deep understairs storage.



The kitchen is fitted with wall and base units in a neutral beige with oak-effect worktops and a grey tiled splashback. Integrated within the units is a four-ring gas hob with oven and grill beneath and hooded extractor fan above, together with space for a washing machine and a stainless-steel sink with etched drainer positioned beneath the front-facing window.





To the rear, the spacious reception room is accessed via a set of double doors and provides a comfortable main living space. A gas coal-effect fire sits within a smooth stone fireplace creating a charming focal point, whilst a television point to the side, rear window and French doors complete the room and bring plenty of natural light into the room.





Completing the ground floor is a cloakroom fitted with a close-coupled w.c. and wall-mounted wash hand basin, with tiling to the splash areas, extractor fan and LED light.



**And so, to bed…**

The first-floor landing provides access to two well-proportioned bedrooms, the family bathroom and loft space.

The principal bedroom is particularly spacious, with two rear-facing windows, pendant LED lighting and a television point.





The second bedroom overlooks the front and provides space for a single bed, with two windows and an LED light fitting.




Servicing these rooms is a contemporary family bathroom, fitted with herringbone-style grey laminate flooring, a bathtub with shower over and glazed panel to the side. The suite is completed with a pedestal wash hand basin, close coupled w.c., white tiling to splash areas, an extractor fan and LED light.




To the rear, the garden is enclosed by timber fencing and features a flagged pathway running from the property and continuing along the side to a timber gate at the rear. The property occupies a pleasant position on Orchard Mill Drive, within easy reach of the village centre, and benefits from an allocated parking space.




**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. Well positioned, Croston enjoys excellent connectivity to nearby villages including Rufford and Tarleton, while also being within easy reach of Eccleston and Mawdesley. For commuters, Croston retains close connections to Preston, Southport, Ormskirk and Wigan, and also has its own train station.

The property itself is within walking distance of local convenience shops and benefits from a vibrant village atmosphere, boasting a wonderful selection of amenities such as well-loved public houses like The Wheatsheaf and The Lord Nelson, 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, whilst its proximity to the highly-regarded schools of Trinity & St. Micheal's Primary and Bishops Rawstrone Secondary School create furher appeal. 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**

**We are reliably informed that the service charge is £522.00 PA**

**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.