



Maria B Evans Estate Agents Limited

23 Highfield Road, Croston, PR26 9R

Offers in the region of £175,000



- Mid-Terrace Victorian residence
- Needing renovation and refurbishment
- Two good sized reception rooms
- Unfinished kitchen to rear
- uPVC conservatory porch to rear
- Three bedrooms to the first floor
- Attic room with Velux windows
- Fence enclosed rear garden
- Close to schools and village centre
- Easy access to commuter transport links
- The property is being sold chain free

A composite door opens into an entrance hallway which give access to both reception rooms and also features the staircase rising to the upper floors.

Reception room one is a good size with double uPVC sash windows opening onto the property's frontage and a central pendant light fitment. There is a chimney breast with decorative fire surround having a gas coals fire within and fitted shelves to either side. To the corner is a meter cupboard housing the electric board.

Reception room two is a central dining room with a large open fire place having a sandstone surround, and a central pendant light. Patio doors open into a conservatory/lean-to rear porch and there is also an opening into the kitchen.

The rear single storey extension houses the unfinished kitchen area and has windows facing the rear and a sink unit beneath.

The conservatory lean-to is uPVC double glazed and gives access to into the rear garden.

To the first floor there is a landing which gives access to three bedrooms – one double and two single rooms and each have pendant lights and a central heating radiator - and a family bathroom. A sash window to the rear gives natural light to the area and a further staircase from the landing rises to the attic room.

Bedroom one is a double room situated above the lounge with window facing Highfield Road.

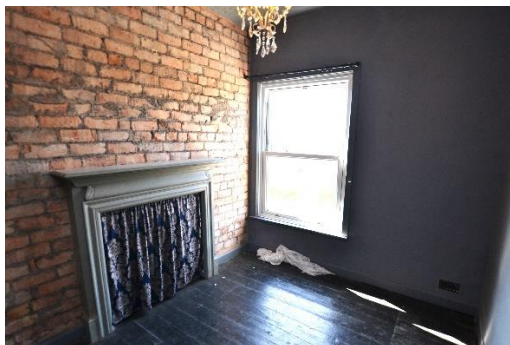
Bedroom two is accessed via a door beneath the staircase to the attic room, and is a single room with a window facing the property frontage.

Bedroom three is a single room with a window facing the rear garden and also houses the central heating boiler.

The family bathroom has an opaque rear window, a ceiling light, vinyl flooring and a radiator. The walls are partially mosaic tiled to the splash areas of the three-piece white suite which comprises a panelled bath, a corner wash hand basin and a high flush w.c.

A stair staircase leads to glazed doors opening into a converted attic room with four Velux windows, wall and ceiling lights, and eaves storage areas.

To the rear there is a small garden which is accessed via the conservatory-style porch and has right of way across the neighbouring gardens. To the front of the property there is a pedestrian path and a small grass area before a low wall meets the public footpath.



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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