



Maria B Evans Estate Agents Limited

12 Coronation Court, Croston PR26 9HF

Offers in the region of £215,000



- Three-bedroom townhouse enjoying a village central position
- Benefits from two allocated parking spaces
- Well-appointed kitchen to the front
- Light-filled reception room with glazed patio doors to the rear
- Ground floor two-piece w.c.
- Two good-sized double bedrooms to the first floor
- Serviced by a three-piece family bathroom
- Master occupying the second floor with dressing room and en suite
- Rear garden laid to decking and shale areas
- Additional visitor parking spaces available
- Stones throw from local amenities, schools and transport links

This charming town house offers delightful accommodation with a kitchen, reception and w.c. to the ground floor, two bedrooms and a family bathroom to the first, whilst the master suite occupies the whole of the second floor with a dressing area and three-piece en suite. Occupying a village central position, this home offers convenience of nearby amenities and schools as well as a picturesque setting and includes two allocated parking spaces as well as the available visitor parking spaces.

Welcome in...

Accessed via a block-paved driveway with off-road parking for one vehicle (the second parking space available in the communal parking area), the property is entered through a uPVC door with fanlight and inset, opening into the welcoming hallway. This space features laminate flooring, a radiator, and pendant lighting.

Positioned to the right, the kitchen is fitted with a range of cream wall and base units topped with wood-effect counters and having a combination of circular and cupped handles as well as a tiled splashback behind. It is equipped with a white, granite one-and-a-half bowl sink unit with an etched drainer to the side, plumbing for an automatic washing machine, an oven and grill, and space for a refrigerator/freezer. A front-facing window allows for natural light to pour into the space.



At the rear of the property, the reception room is bright and spacious room with glazed patio doors opening onto the rear garden. This inviting space is enhanced by an electric fireplace with a smooth stone surround and wooden mantel, both pendant and wall lighting, and access to the understairs storage.



Completing the ground floor accommodation is the cloakroom, equipped with a close coupled w.c., wall mounted wash hand basin, an extractor fan and tiling to both the floor and splash areas.



Soak and sleep...

Rising to the first floor, the landing gives way to two bedrooms both served by a three-piece family bathroom.



Bedrooms two and three are both well-proportioned doubles, enjoying front and rear aspects respectively. Each room is fitted with a radiator and illuminated by pendant lighting.



The family bathroom is centrally positioned between the two bedrooms and features a white three-piece suite, comprising a panelled bath with shower over and glazed screen, a pedestal wash hand basin, and a close-coupled w.c. The room is completed with a fixed mirror and charging point, with tiling to splashback areas and a decorative tiled floor.

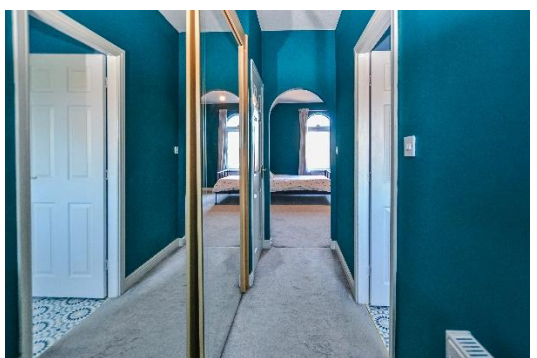


The master suite...

Rising to the second floor, the master bedroom suite occupies the entire level, creating a private retreat. The main bedroom area has a feature arched window to the front, pendant light and television point. Generous in size, the room benefits from high ceilings that enhance the sense of space, as well as a useful storage cupboard.



An archway leads through to a dedicated dressing area, offering space for wardrobes, a rear-facing window, pendant lighting, and airing cupboard. The room is further complemented by a three-piece en suite, comprising a corner bath, pedestal wash hand basin, and close-coupled w.c., with tiling to splash areas, an opaque window, and laminate flooring.



The garden spot...

Benefitting from a south-facing aspect, the rear garden offers a great spot to soak up the sun, initially beginning with a decking area before transitioning into shale with

stepping stones leading to the rear gate. The garden is secured with timber fencing around.



Our picks for you...

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, 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 make it an ideal spot for families.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Leasehold

We are reliably informed that the lease length is 999 years

We are reliably informed that the lease charge is £100 PA

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is C

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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