

36 Westfields, Croston

Leyland



£250,000



Wonderful three bedroom semi detached property on a quiet cul de sac in a popular residential location in Croston within easy reach of village amenities, countryside walks and in the catchment area for excellent schools. To the front the driveway can accommodate several vehicles and leads past the garden, which is laid to crushed slate, to the main entrance. Step into the vestibule and from there to the entrance hallway and the lovely bright living room. A large archway opens to the dining kitchen comprising a range of wall and base units with integrated appliances including gas hob, electric oven and grill and space, power and plumbing for appliances. Step outside onto the lazy lawn leading to the Indian stone terrace which is the perfect place to relax and entertain with family and friends. The good sized outbuilding comprises utility area and garden room with power and light which would also make an excellent home office. Back inside to the first floor, bedrooms one and two are doubles with the latter having views over towards the sports fields and bedroom three is a comfortable single. The elegant bathroom comprises bath with screen and mixer shower over, wc, floating wash hand basin, ladder heated towel rail and fully tiled elevations and flooring.

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Council Tax band: C

Tenure: Freehold

- Three bedrooms
- Cul de sac location
- Plenty of parking
- Close to local amenities
- In the catchment area for excellent schools
- Garden room/home office



Eccleston Branch

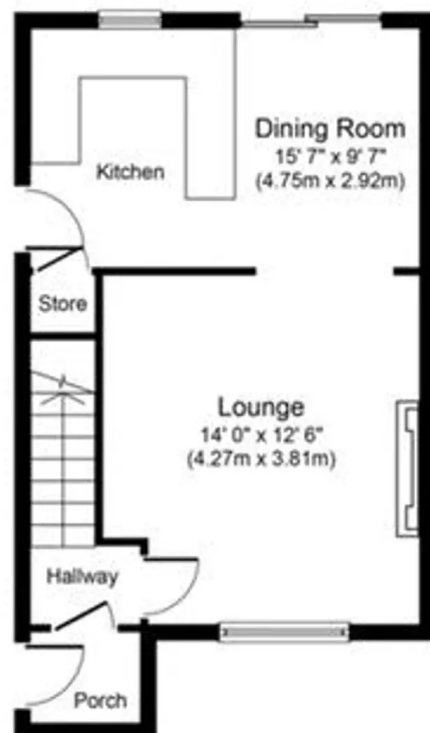
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

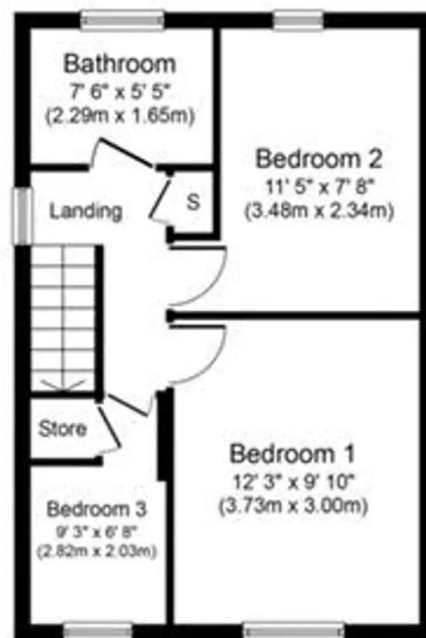
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

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Ground Floor
Approximate Floor Area
390 sq. ft.
(36.2 sq. m.)



First Floor
Approximate Floor Area
372 sq. ft.
(34.6 sq. m.)