



***19 Orchard Mill Drive***  
***Croston***  
***£195,000***



This **THREE BEDROOMED END MEWS PROPERTY** has been most tastefully presented by the vendors and commands what must be the premier position at the end of the small development overlooking the far reaches of the River Yarrow.

The property includes two designated car parking spaces, uPVC double glazing, gas fired central heating, en suite shower to the principal bedroom and a good sized modern integrated kitchen.

*Directions:* From our Croston office proceed along Town Road in a northerly direction and turn left into the junction with Westhead Road. Continue up Westhead Road, passing the Black Horse on the left hand side, and take the next left into Orchard Mill Drive. Follow the main part of the road until it bears right and bear right at the end of the road and the designated parking area will be seen straight ahead. From the parking area walk back towards the footpath entrance on the right hand side and the property is the last one on the right hand side overlooking the River Yarrow.

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Tel: 01257 241173  
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Ecclestone  
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22 Town Road  
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PR26 7RB  
Tel: 01772 601092

10 Babylon Lane  
Adlington  
Chorley  
Lancashire  
PR6 9NN  
Tel: 01257 481203

## *The Accommodation Comprises*

### Entrance

This is illuminated by a wall mounted coach lamp; period door.

### Spacious Hall



Wall to wall fitted carpeting rising with the spindled staircase to the first floor; two central heating radiators; power points; coved ceiling; under stairs storage area.

### Cloaks Off

This contains a modern close coupled WC in white, and a wash hand basin with a tiled splash back; central heating radiator with thermostatic control; wall to wall fitted carpeting; uPVC double glazed window; coat hooks.

### Dining Kitchen

4.56m x 2.83m  
15'3 x 9'4



A modern kitchen with the doors and drawers to the wall and base units in an attractive *Shaker* style; appliances including an extractor fan over the four ring *Ariston* gas hob; electric under oven and grill; other integrated appliances include a fridge and freezer; plumbing for automatic washing machine or dishwasher; an excellent porcelain sink situated under the uPVC double glazed windows and includes a vegetable preparation bowl and a monobloc mixer tap; power points; electric cooker point; tiled splash backs in glazed ceramic tiles; built in wine rack; the *Potterton* wall mounted gas fired central heating boiler is hidden behind matching units; there are also further aspects through a third uPVC double glazed window; central heating radiator with thermostatic control.

## Lounge

5.04m x 3.37m  
16'6 x 11'1



A well proportioned sitting room warmed by a Living Flame pebbled gas fire fitted into a feature contemporary Spanish stone fireplace; coved ceiling; wall to wall fitted carpeting; power points; further heating by a central heating radiator with thermostatic control; uPVC double glazed window and separate uPVC double glazed Georgian style French windows overlooking the rear garden.

## FIRST FLOOR

### Galleried Landing

Wall to wall fitted carpeting; loft access; power points; built in fitted cylinder/airing cupboard.

### Family Bathroom

1.85m x 1.78m  
6'1 x 6'0



Fitted with a modern three piece suite in white including a twin gripped panelled bath, pedestal wash hand basin and close coupled WC; matching tiled splash backs; central heating radiator with thermostatic control; uPVC double glazed window; ceiling extractor.

### Principal Bedroom (Front)

3.82m x 3.04m  
12'7 x 10'0



Wall to wall fitted carpeting; power points; central heating radiator with thermostatic control; uPVC double glazed window.

### En Suite Shower Room



This contains a fully tiled shower cubicle housing an *Aqualisa* mixer shower and folding glass door; pedestal wash hand basin and close coupled WC in matching white; tiled splash back over the wash hand basin; central heating radiator; uPVC double glazed window; extractor fan.

### Bedroom Two (Rear)

3.29m x 2.47m  
10'9 x 8'1

Wall to wall fitted carpeting; telephone socket; power points; central heating radiator with thermostatic control; uPVC double glazed window.



### Bedroom Three

2.49m x 2.27m  
8'2 x 7'5

Wall to wall fitted carpeting; television socket; telephone socket; power points; central heating radiator with thermostatic control; uPVC double glazed window.

## OUTSIDE

### Front Garden

This consists of a small lawn behind a brick retaining wall; pebbled garden to the opposite side of the stone flagged path and the garden overlooks the lower reaches of the River Yarrow.

### Rear Garden

This is laid to lawn extending round to the side which can be accessed by the stepping stones; small flagged terrace linking the garden to the French windows; Gold coast pebbled borders; hard standing containing a timber storage shed.



### Parking

The property has the advantages of two designated parking areas close to the property which is better described at the time of viewing.

Orchard Mill, Croston

