



39 Lonsdale Drive
Croston
£274,950



This spacious and well maintained **FOUR BEDROOMED DETACHED HOUSE** provides excellent family accommodation which includes four bedrooms with en suite shower room to the master bedroom, large open plan sitting/dining room, modern fitted kitchen, conservatory and downstairs cloakroom. The property also benefits from gas fired central heating and uPVC double glazing throughout. There is an integral garage and mature rear gardens with open views to the countryside beyond.

Directions: From our Croston office, proceed along Town Road towards Southport and at the junction with Westhead Road bear right into Station Road. Continue along Station Road and take the next major left into Lonsdale Drive. Proceed all the way down Lonsdale Drive and the property is the next to the last house on the left hand side.

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The Accommodation Comprises

Entrance

The front door is protected by a pitched roof overhanging entrance porch; illuminated by carriage lamp; uPVC double glazed panels with stained leaded detailing; floor to ceiling window to the side again with stained leaded detailing.

Hall

A light and airy hall with a staircase leading up to the first floor; beech effect laminate flooring; central heating radiator with thermostatic control; power points; telephone point; light switches in polished brass.

Downstairs Cloaks/W.C

Containing a pedestal wash hand basin in white with a chrome mixer tap and chrome pop up waste; close coupled W.C with chrome fittings; modern designer chrome ladder style towel radiator; fully tiled in marble effect tiling with ceramic dado border; the beech effect laminate flooring continues; window to the front with obscured glass; useful under stairs cupboard from the cloakroom with boot rack.

Open Plan Sitting/Dining Room 8.67m x 3.79m
(reducing to 3.16m) x
28'5 x 12'5 (reducing
to 10'4) at dining side



A light and airy room with white uPVC double glazed windows which look out onto the rear garden; double glazed patio doors leading to the conservatory; coved ceiling; two central heating radiators; feature fireplace with Living Flame gas fire in a brass grate on a marble hearth and back with a polished brass surround and ornate painted timber surround and mantel shelf; polished brass power points and dimmer switches; telephone point; television aerial socket; wall to wall fitted carpeting.



Kitchen

3.54m x 2.65m
11'7 x 8'8



uPVC double glazed window overlooking the front garden; half glazed door to the side with diamond leaded detailing; good range of wall and base units, including a glass display cabinets, in a Shaker style with off white doors and antiqued metal handles; pelmets to the wall units and underlighting; contrasting granite effect work surface; stainless steel sink and a half with drainer and chrome monobloc mixer tap sits underneath the kitchen window; integrated dishwasher, washing machine and fridge; illuminated brushed stainless steel canopy extractor over the integrated five burner stainless steel gas hob set into the work surface with an integrated double fan assisted electric under oven; tiled splashbacks; brushed stainless steel power points and light switches; mosaic effect ceramic tiled floor; central heating radiator with thermostatic control.

South East Facing Conservatory

3.24m x 2.99m
10'7 x 9'9



White uPVC double glazed full length panels with custom made vertical blinds; pitched polycarbonate roof; central ceiling light/fan combination; on the South elevation there are two French doors which lead out onto the lawned area of the rear garden; on the East elevation there is a French door which leads to the paved terrace area; power points; ceramic tiled floor.

FIRST FLOOR

Open Balustraded Landing

6.20m x 1.80m
20'4 x 5'10

Large uPVC double glazed window to the side; ornate metal balustrading; loft access; central heating radiator with thermostatic control; wall to wall fitted carpeting; useful over stairs cupboard containing the immersion heater and shelving for an airing cupboard.

Master Bedroom (Front)

3.80m x 3.52m
12'5 x 11'6



The measurements have been taken to inside the built in wardrobes; uPVC double glazed window to the front overlooking the front garden; central heating radiator with thermostatic control; built in wardrobes with five doors containing plenty of hanging space and shelving; matching bedside tables and drawer units; power points; polished brass light switch plates; television aerial socket; coved ceiling; wall to wall fitted carpeting.

En Suite Shower Room

2.37m x 1.91m
7'9 x 6'3



uPVC double glazed window with obscured glass; white three piece suite incorporating a pedestal wash hand basin with chrome taps; close coupled W.C with chrome fittings; white shower cubicle with white framed glass shower doors and a *Mira* thermostatic controlled shower; fully tiled in off white tiling; beech effect vinyl floor covering; central heating radiator.

Bedroom Two (Rear)

3.47m x 3.25m
11'4 x 10'7



uPVC double glazed window overlooking the rear garden and open fields beyond; central heating radiator with thermostatic control; coved ceiling; power points; wall to wall fitted carpeting.

Bedroom Three (Rear)	2.99m x 2.90m 9'9 x 9'6	uPVC double glazed window to the rear overlooking the rear garden and fields beyond; central heating radiator; power points; computer points; wall to wall fitted carpeting.
Bedroom Four (Rear)	2.90m x 2.04m 9'6 x 6'8	uPVC double glazed window overlooking the rear garden; central heating radiator; power points; wall to wall fitted carpeting.
Family Bathroom	2.27m x 1.88m 7'5 x 6'2	uPVC double glazed window with obscured glass; white three piece suite consisting of a pedestal wash hand basin with chrome mixer tap and pop up waste; close coupled W.C with chrome fittings; panelled bath with chrome mixer tap and pop up waste; fully tiled with stone effect tiling with a border motif; designer chrome ladder style towel rail/radiator; wall to wall fitted carpeting.



OUTSIDE

Integral Garage	5.45m x 2.47m 17'10 x 8'1	Steel up and over door; power and light; houses the <i>Baxi</i> gas fired boiler; poured concrete floor; uPVC double glazed door with diamond leaded windows to the rear side.
Front Garden		Driveway to the front provides parking for two vehicles; mature garden with lawned area with flowerbeds and shrub beds; protected to the sides by a shrub hedge and mixture of shrubs; gated access to the rear garden; timber panelled fencing to the sides.
Rear Garden		Paved patio area which opens up to a lawned area bordered by shrubs and coniferous hedging including laurel and mature rose bushes; round anulas with a built in water fountain; to the end of the garden there is another paved area with a timber shed and brick built barbecue under a timber pergola. Beyond the garden is farmland.

