



***8 Crofters Meadow  
Farington Moss  
£218,000***



Situated in a cul-de-sac, this is a realistically priced, tastefully presented **FOUR BEDROOMED DETACHED HOUSE** with an attractive layout from the good size central hallway. Briefly the accommodation comprises of having an entrance hall, two reception rooms, downstairs cloaks, fitted breakfast kitchen and a separate utility room. To the first floor, in addition to the master bedroom with an en suite, there are two further double size bedrooms and a generous size fourth bedroom and a family bathroom suite in white. There is gas fired central heating, uPVC double glazed windows and the property is wired for *Sky*.

To the outside there is a good size rear garden, front garden and an integral garage.

*Directions: From our Ecclestone office proceed along The Green and through the village and over the bridge to the junction with New Lane and bear right and continue along into Lydiate Lane and at the T junction turn right into Southport Road. Take a turning on the left hand side into Leyland Lane (B5253) and continue along carrying straight on at the roundabout with Schleswig Way and continue crossing over Golden Hill Lane and turn right into Croston Road. Turn right into Barn Hey Drive come to the roundabout and turn right into Crofters Meadow.*

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**Note:** This is a compressed PDF version of our details sheet, price changes may have occurred; please contact us for the latest price

*The Accommodation Comprises*

Entrance

Coach lamp illuminating the canopy porch protecting the front entrance; entrance door with a glass panel into the:-

Hallway

This is a good size central hallway with a coved and textured ceiling; central heating radiator; power points; useful spacious under stairs storage cupboard; stairs to the first floor.

Cloakroom Off

Fitted with a close coupled WC in white and a matching pedestal wash hand basin with tiled splash backs; central heating radiator; ceramic tiled floor; textured ceiling; opaque uPVC double glazed window; panelled door.

Front Reception Room

4.22m x 3.63m  
13'10 x 11'11



The measurements have been taken into the alcoves; fitted feature coal effect living flame gas fire with a Victorian style fireplace with tiled insets and attractive ornate wooden surround; coved and textured ceiling; uPVC double glazed window to the front and to the side; two central heating radiators with thermostatic controls; laminate floor; power points; television aerial socket; telephone point; panelled door.

Dining Room

2.89m x 2.70m  
9'6 x 8'10



Coved and textured ceiling; laminate floor; uPVC double glazed double French doors with double glazed side panels leading onto the rear garden; central heating radiator; power points; panelled door.

### Breakfast Kitchen

3.64m x 2.91m  
12'0 x 9'6



Fitted with a range of wall and base units incorporating open display shelves; chimney style extractor hood over the four ring gas hob; matching stainless steel splashback; built in Zanussi oven and grill; inset stainless steel sink with a vegetable preparation and monobloc mixer tap; post formed laminate worktops; tiled splashbacks; power points; textured ceiling; ceramic tiled floor; uPVC double glazed window overlooking the rear garden; central heating radiator.

The ceramic tiled floor continues through to the utility room.



### Utility Room

2.19m x 1.54m  
7'2 x 5'1

Plumbed for automatic washing machine; space for a dryer; matching larder cupboard; post formed laminate worktops; wall mounted Potterton gas fired central heating boiler; textured ceiling; extractor fan; power points; half glazed rear door.

## FIRST FLOOR

### Balustraded Galleried Landing

A good sized landing, suitable for office space etc; central heating radiator; textured ceiling; loft access; uPVC double glazed window; power points.

### Main Bedroom

4.25m x 3.60m  
13'11 x 11'10"

Textured ceiling; uPVC double glazed window to the front; central heating radiator with thermostatic control; laminate floor; power points; panelled door.



### En Suite Shower Room



Fully tiled shower cubicle with a Aqualisa electric shower and glass door; a white suite with a matching close coupled WC; pedestal wash hand basin with matching tiled splashbacks; opaque uPVC double glazed window; textured ceiling; extractor fan fitted; multi volt shaver point; central heating radiator; fitted carpet.

### Bedroom Two

3.67m x 2.95m  
12'1 x 9'8"

uPVC double glazed window overlooking the rear garden; laminate floor; central heating radiator with thermostatic control; textured ceiling; power points; panelled door.



Bedroom Three

3.42m x 2.98m  
11'2 x 9'9

uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; textured ceiling; power points; built in cupboard.



Bedroom Four

3.65m x 2.10m  
12'0 x 6'11

This is currently being used as an office; uPVC double glazed window to the front; central heating radiator with thermostatic control; power points; laminate floor; textured ceiling; panelled door.



Bathroom

1.95m x 1.92m  
6'5 x 6'4

Containing a three piece suite in white incorporating a twin gripped panelled bath; pedestal wash hand basin; close coupled WC; splash backs to half tiled walls in luxury glazed ceramic tiles; uPVC opaque double glazed window; extractor fan fitted; vanity light with a multi volt shaver point; ceramic tiled floor; central heating radiator; textured ceiling; panelled door.



## OUTSIDE

Garage

5.41m x 2.63m  
17'9 x 8'8

An integral garage with an up and over door; rear service door leading to the rear garden; fitted with power and light; textured ceiling.

Front Garden

An open plan front garden, laid to lawn with a macadammed double driveway leading to the garage; flagged path leading to the front entrance.

Rear Garden



This is a good size garden attracting the full days sun; outside security lighting; good sized flagged paved patio which runs the full length of the property and takes up half of the garden making it low maintenance; the rest of the garden is laid to lawn; flagged path continuing to the rear of the property where there is a raised decked patio area with the balustraded railings; small wooden timber storage shed; access to one side of the property with a wooden gate; wood fence panel protecting the further side of the property.