



***Thyme Cottage, 98 Station Road
Croston
£229,950***



Originally two houses, but now converted into a delightful **18TH CENTURY DOUBLE FRONTED COTTAGE** currently two bedrooms but could easily be converted to three. The property briefly comprises of a comfortable sitting room with original ceiling beams, a second reception room, and a super family kitchen which opens into a conservatory. Outside is a spectacular garden and off road parking provided by a side driveway.

Directions: From our Croston Office, turn left onto Town Road and turn right at the corner into Station Road.

1 Fazackerley Street
Chorley
Lancashire
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Tel: 01257 241173
Fax: 01257 261806

297 The Green
Eccleston
Chorley
Lancashire
PR7 5TS
Tel: 01257 452702

22 Town Road
Croston
Preston
Lancashire
PR26 7RB
Tel: 01772 601092

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

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

Sitting Room
Front

5.00m x 4.45m
16'5 x 14'7



Timber panelled door.

Narrowing to 3.31m (10'10)

Feature coal effect gas fire in a polished brass surround and grate on a marble hearth and back in a timber surround; original exposed timber beams; polished timber double glazed window; useful understairs cupboard with coat hooks; power points; television point; telephone socket; central heating radiator; wall to wall fitted carpeting; staircase to first floor; latched timber panelled door with stained leaded glass panel to kitchen and:-

Second Reception

3.90m x 3.19m
12'9 x 10'5



(Measurements to alcoves)

A light room thanks to the double French doors which open out onto the patio and rear garden; window to rear; chimney breast with restored cast iron fireplace with mantel shelf on a tiled hearth; alcove wall lamps; power points; telephone socket; computer point; wall to wall fitted carpet; exposed timber beams; central heating radiator.

Dining Kitchen

5.13m x 4.56m
16'10 x 14'11



A hand built kitchen containing a generous range of wall and base units in solid Pine; stone effect work surfaces with tiled splashbacks ; two glass display cabinets; sink and a half with drainer and antique Brass mixer tap sitting under the window to the conservatory and garden; power points; built-in four ring gas hob by Neff with a Baumatic fan assisted electric oven and grill; extractor fan and light above; exposed timber beams; control central heating radiator sitting under the front window; space for large fridge freezer; plumbed for washing machine; antique style terracotta flooring; stable door with leaded inspection window to conservatory.

Conservatory

3.62m x 2.74m
11'10 x 8'11

Timber framed double glazed units sat on dwarf brick walls to two sides sat under a pitched polycarbonate roof; glazed door to side patio; central heating radiator; power points; antique terracotta flooring; two wall lights.



FIRST FLOOR

Landing

Loft access; wall to wall fitted carpeting.

Principal bedroom
Front

5.04m x 4.54m
16'6 x 14'10

Polished timber double glazed window; central heating radiator; built-in wardrobes providing great hanging and shelving space behind three doors; power points; television point; four wall lights; wall to wall fitted carpeting; timber panelled patched door. Provides great scope for conversion to two bedrooms.



Bedroom Two
Front

4.47m x 2.80m
14'7 x 9'2

(Measurements to alcoves).

Polished timber framed double glazed window; central heating radiator; built-in wardrobes providing hanging and cupboard space behind two doors; power points; wall to wall fitted carpeting; two wall lights.



Bathroom
Rear

3.42m x 2.14m
11'2 x 7'0



Narrowing to 2.61m (8'6)

Containing a classic white three piece bathroom suite consisting of a roll top cast iron bath with claw feet and polished chrome mixer tap and hand held shower attachment; large *Whieldon* wash hand basin again with chrome pillared taps and fittings; W.C. again with chrome fittings; obscured glass window; central heating radiator; useful airing cupboard housing the *Worcester 28si* combination boiler; ceramic tiled flooring; inset ceiling downlights.

OUTSIDE

Gardens



A delightful garden accessed from the French doors from the second reception or conservatory.

A stone paved patio area with steps leading up to a feature Lily pond and raised flower and shrub borders. A cobbled path winds up to the rear of the garden with lawned areas with a good array of specimen trees and mature shrubs. A private garden protected to the sides by mature privet hedges.

At the rear of the garden is a carp pond, an aluminium framed greenhouse and two timber sheds.



Parking

Side driveway providing parking for one/two vehicles and could be extended.