



42 Langdale Avenue, Croston
Leyland

Offers Over **£290,000**



42 Langdale Avenue

Croston, Leyland

Beautifully modernised 3-bed detached home in Croston with open-plan living, South-West garden, versatile garden annexe, no chain and Buyers Information Pack with searches included.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully Modernised Three Bedroom Detached Home
- Open Kitchen Diner with Seamless Garden Access
- South-West Facing Rear Garden with Raised Decking Area
- Garden Annexe with Kitchen & Bathroom
- Situated in the Heart of Highly Desirable Croston Village
- Up-Front Searches Provided – Buyers Information Pack available, helping streamline the purchase and reduce delays
- Sold with ****NO CHAIN ****

Entrance Porch

Window to front. Tiled floor.

Downstairs W.C.

W.C. Wall mounted sink. Tiled floor. Window to front.

Lounge

Built-in understairs storage. Fireplace with log burner. Tiled floor. Bay window to front.

Kitchen / Diner

Open kitchen / diner with good range of eye and low level built-in units. 1.5 sink. Integrated appliances include: dishwasher, washing machine, fridge/freezer, double oven, microwave, gas hob and extractor fan. Sitting area with bespoke built-in storage. Tiled floor. Window to rear. French doors to rear.



**Landing**

Access to partially boarded loft. Window to side.

Bedroom One

Window to rear. Fitted wardrobes.

Bedroom Two

Free standing wardrobe. Window to front.

Bedroom Three

Built-in single bed. Window to front.

Family Bathroom

Three piece suite including panelled bath with mains shower over. W.C. Vanity unit with wash hand basin. Feature heated towel rail. Window to rear.

Multi-Functional Garden Suite

Fitted kitchenette and bathroom with electric walk-in shower, electric vanity wash hand basin and W.C.

GARDEN

South-west facing rear garden with raised decking, lawned area, useful storage shed and a versatile self-contained garden annexe.

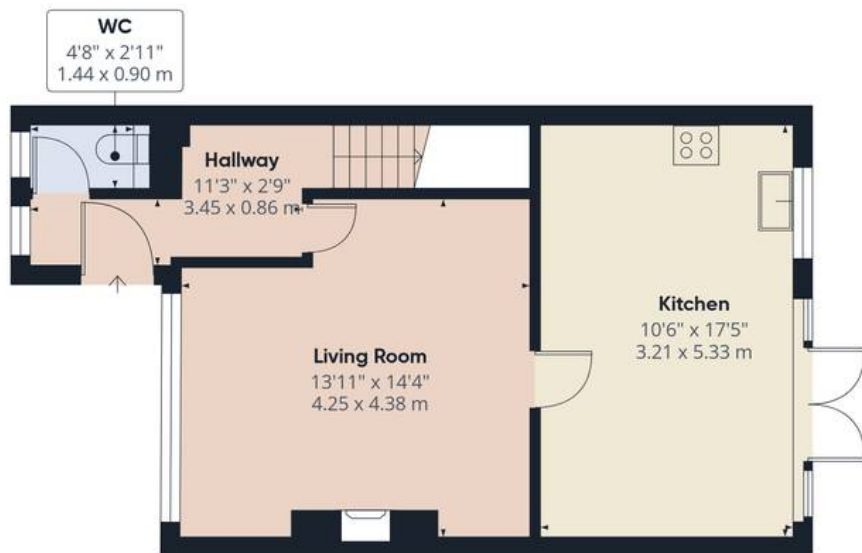
DRIVEWAY

2 Parking Spaces

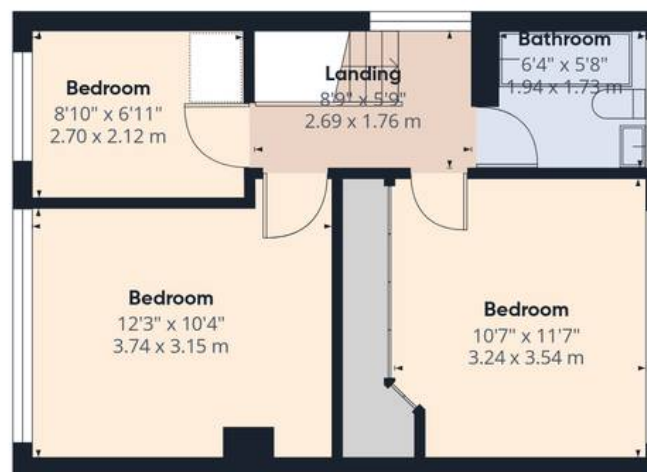
Dedicated off-road parking for 2 vehicles.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1085 ft²

100.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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