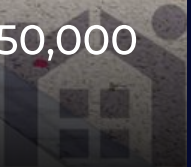


HOME  TRUTHS

Pear Tree Road, Croston

PR26 9HX

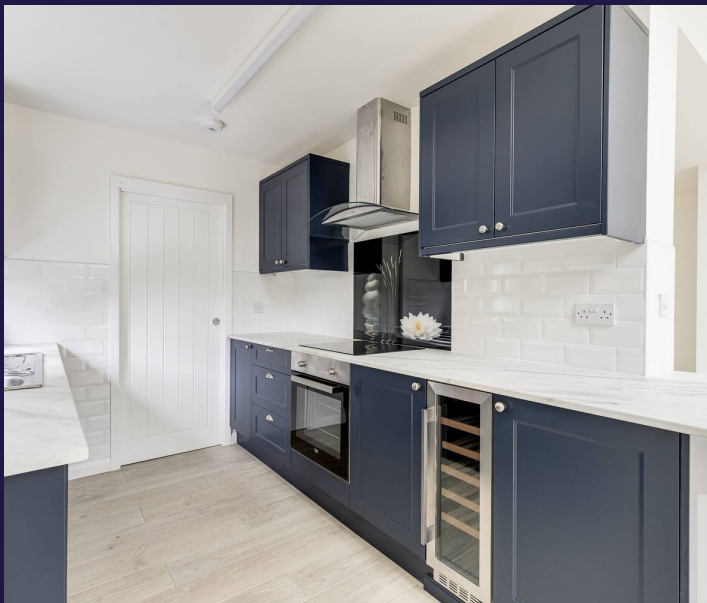
£350,000







A stunning three bedroom semi detached property with almost 1300 square feet of accommodation, in a popular location within easy reach of village amenities, primary transport routes and excellent schools. This family home is available with no upward chain. To the front a wide pathway leads past the driveway to the main entrance. Step into the welcoming hallway with understairs storage cupboard and downstairs cloakroom, comprising wc and wash hand basin, and from there into the spacious living room. To the rear is the heart of the house in the form of an impressive family kitchen dining room. This fantastic room is the perfect place to entertain, socialise and relax for all the family. The modern kitchen offers plenty of natural light with plenty of work surfaces and electrical points, a range of wall and base units and integrated appliances including electric oven and hob, dishwasher, washing machine and wine cooler. To the first floor are two double bedrooms with television points and the elegant bathroom with tiled flooring and elevations, panelled bath with rainfall mixer shower over, wc, ladder heated towel rail and wash hand basin. The master bedroom is on the second floor with en suite comprising shower cubicle, wc, heated towel rail and wash hand basin. Outside, the low maintenance rear garden benefits from a raised decked area with pergola and is south facing and private, making it the perfect place to relax and entertain. There is a large pear tree in the middle of the garden - planted by the original owners to mark the name of the road -surrounded by raised beds for planting and a greenhouse for the keen gardeners.





A stunning three bedroom semi detached property with almost 1300 square feet of accommodation, in a popular location within easy reach of village amenities, primary transport routes and excellent schools. This family home is available with no upward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Stunning semi detached property
- Almost 1300 square feet of accommodation
- Three double bedrooms
- Beautiful family room
- Ample parking
- No upward chain



HOME  TRUTHS

Eccleston Branch  
265 The Green, Eccleston, PR7 5TF  
01257 451673

Coppull Branch  
244 Spendmore Lane, Coppull, PR7 5DE  
01257 794588

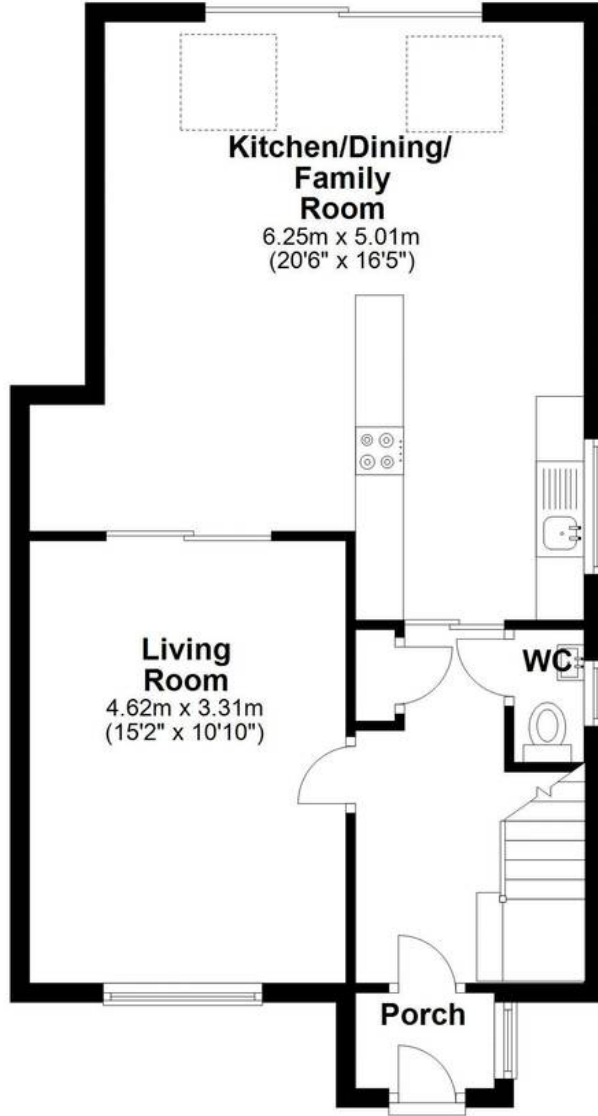
[www.hometruthslancs.co.uk](http://www.hometruthslancs.co.uk)  
[office@hometruthslancs.co.uk](mailto:office@hometruthslancs.co.uk)





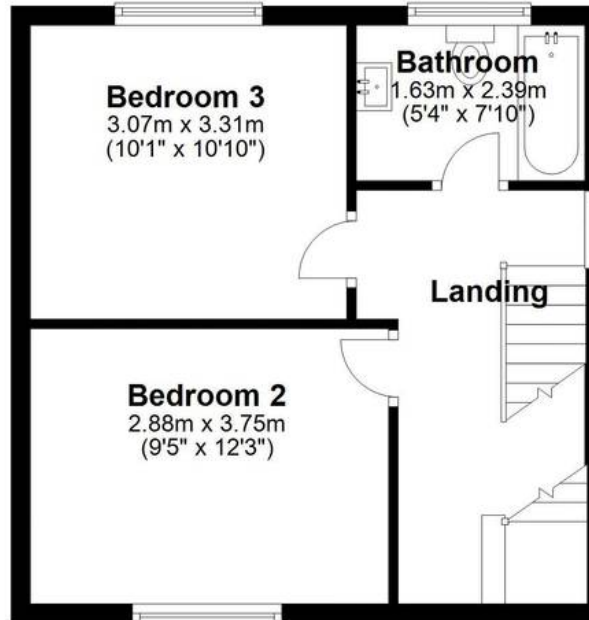
## Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



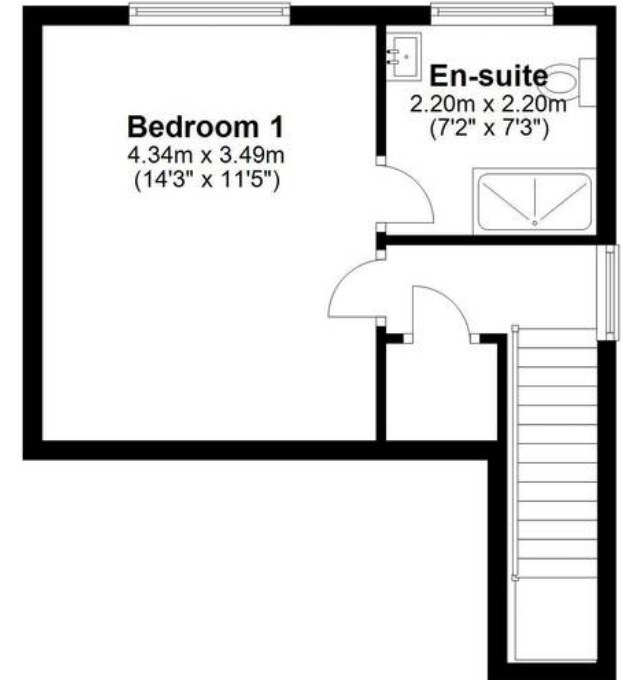
## First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



## Second Floor

Approx. 27.4 sq. metres (294.5 sq. feet)



Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE  
Plan produced using PlanUp.