

**Holme**

**£172,500**

56 Pear Tree Park  
Holme  
Carnforth  
Lancashire  
LA6 1PP

A modern, well appointed, semi detached home that has been skilfully and imaginatively transformed by the current vendor who has refurbished both kitchen and bathroom, created a utility room and installed a wood burning stove as well as laying karndean flooring downstairs.

The accommodation has been redecorated in a contemporary style and the south facing garden is now hard landscaped so the lucky purchaser has little or nothing to do. Easy to manage and economical to run this most appealing property is on the popular Pear Tree Park development and is sold with the benefit of parking. The buyer must comply with the occupancy restrictions with the property offered at 75% of open market value

Property Ref: KL3213

2

1

1

TBC



Living Room



Master Bedroom



Bedroom Two

**Location** From the Crooklands roundabout, turn south, taking the first entrance into Holme. Proceed along North Road turning right into Pear Tree Park. Follow the road around and turn left immediately after the children's play area. No. 56 is immediately on your right.

**Accommodation (With Approximate Dimensions)**

**Open Porch** Stepping into 56 Pear Tree Park;

**Entrance Hall** 6' 5" x 3' 11" (1.96m x 1.19m) With central heating radiator.

**Living Room** 10' 8" x 15' 6" (3.25m x 4.72m) Dual aspect room with French doors leading to the patio. There is a beautiful Morso wood burning stove on a slate hearth which gives the room a nice cosy feel. Karndean flooring. Telephone and Television point. Central heating radiator's and spotlight clusters.

**Utility Room** 5' 2" x 4' 0" (1.57m x 1.22m) Fitted with a wall and base units with inset round sink with mixer tap and splash back. There is plumbing for an automatic washing machine.

**Dining Kitchen** 12' 0" x 11' 2" (3.66m x 3.4m) Fitted with a range of wall and base shaker style units with complimentary work surfaces and tiling. Bosch 5 ring gas hob and matching brand double oven with extractor hood. There is a built in Bosch dishwasher. Wall mounted boiler. Space for dining area.



Dining Kitchen

**Landing** 6' 1" x 5' 11" (1.85m x 1.8m) With central heating radiator and roof void access.

**Master Bedroom** 10' 10" x 15' 8" (3.3m x 4.78m) This dual-aspect double bedroom has plenty of space with central heating radiator.

**Family Bathroom** 5' 5" x 6' 9" (1.65m x 2.06m) Three-piece suite which comprises of low suite W.C., vanity hand wash basin with mixer tap with drawers underneath, panelled bath with shower and over screen and extractor fan. Tiled walls which are complemented by the down lights. Wall mounted cabinet and central heating radiator.

**Bedroom Two** 8' 9" x 9' 5" (2.67m x 2.87m) A double bedroom with over stairs cupboard. Double glazed window overlooking the front aspect. Central heating radiator

**Outside** 56 Pear Tree comes with one parking space and one shared space. It has a south facing landscaped garden with patio. Fenced off. There is also a built-in barbecue which is perfect in the summer time!

**Fixtures, Fittings & Contents** Option to purchase certain bits and pieces to be negotiated with current vendor

**Services** Mains gas, water and electricity.

**Council Tax** Band C - South Lakeland district council.

**Tenure** Freehold. Vacant possession upon completion.

**Viewings** The full Energy Performance Certificate is available on our website and also at any of our offices.

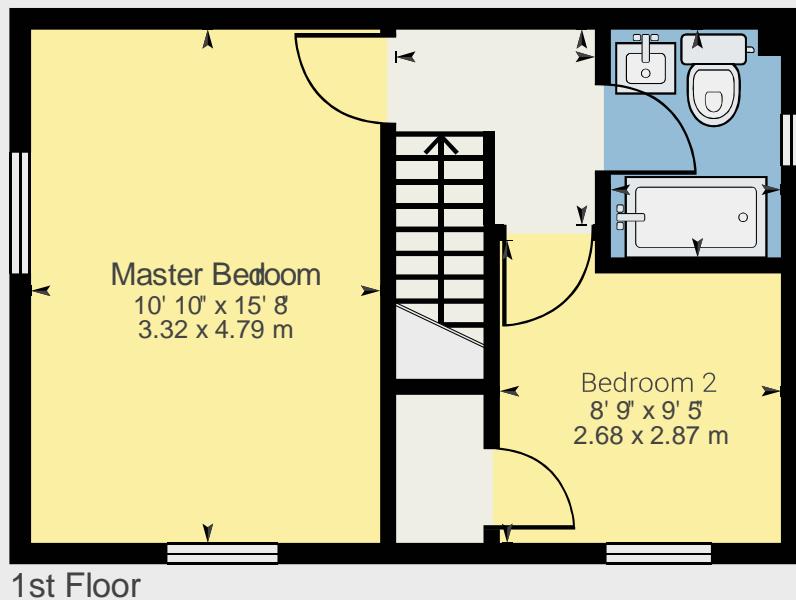
**Energy Performance Certificate** To Be Confirmed.



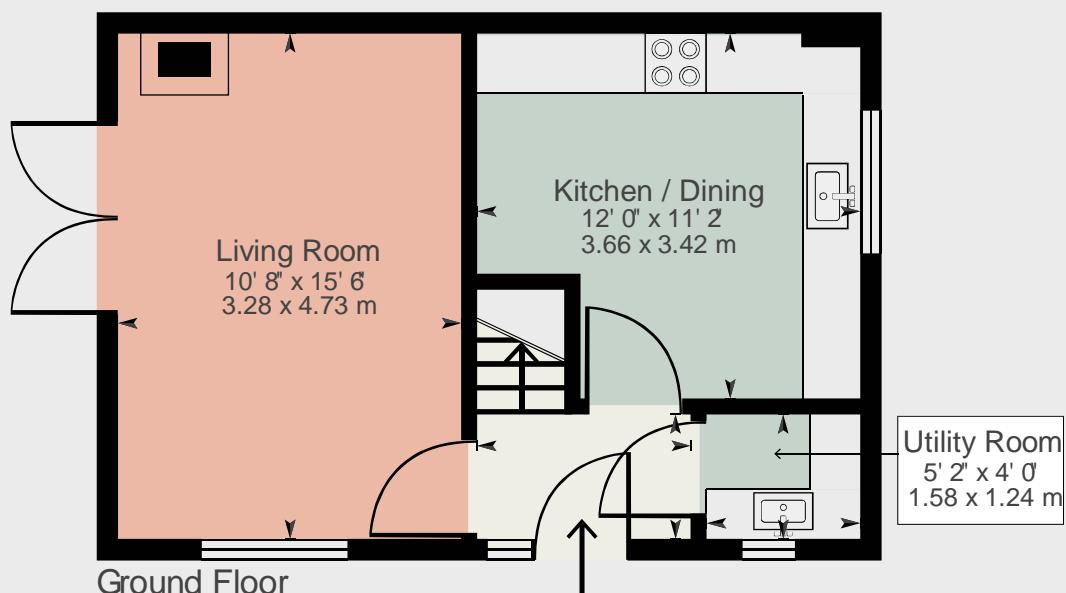
Garden



Parking



1st Floor



Approximate net internal area: 686.16 ft<sup>2</sup> / 63.74 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Graffe3D

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.