



***6 Pear Tree Road
Croston
£138,750 - Shared Ownership at 75%***



This **THREE BEDROOMED SEMI DETACHED HOUSE** is to be sold through the shared ownership scheme with Beech Housing.

The property has uPVC double glazing, gardens to front and rear and off road parking for three vehicles.

75% of the property is being offered for sale with the other 25% being owned by Beech Housing who charge a monthly rental of £129.17. For more information please contact our Croston office

Directions: From our Croston Office proceed along Town Road and continue across the junction into Station Road. Proceed along Station Road tot the end and turn right at the mini roundabout into Moor Road and continue along Moor Road for approximately 400 yards and turn right into The Orchard. Take the first right into Pear Tree Road. On entering Pear Tree Road the property can be found on the right hand side.

1 Fazackerley Street
Chorley
Lancashire
PR7 1BG
Tel: 01257 241173
Fax: 01257 261806

297 The Green
Ecclestone
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

The Accommodation Comprises

Side Entrance

White uPVC double glazed door with an inspection window and glass panel to the side.

Hallway

4.43m x 2.10m
14'6 x 6'10

A generous hallway with a uPVC double glazed window overlooking the rear garden; picture rail; power points; utility meter cupboard; central heating radiator with thermostatic control; oak effect V-groove laminate flooring; stairs to first floor; coat rack.



Front Reception Room

4.82m x 3.34m
15'9 x 10'11

The measurements have been taken into the alcoves; uPVC double glazed window to the front; central heating radiator with thermostatic control; power points; television point; useful built-in alcove cupboard; wall to wall fitted carpeting; archway to :-



Dining Room

3.35m x 2.99m
10'11 x 9'9

The measurements have been taken into the alcoves; white uPVC double glazed window overlooking the front garden; central heating radiator with thermostatic control; power points; oak effect V-groove laminate flooring continuing from the hallway.



Kitchen

3.66m x 2.10m
12'0 x 6'10



Fitted with a range of wall and base units with painted doors; contrasting stone effect work surfaces; uPVC double glazed window overlooking the rear garden; stainless steel inset sink and drainer with chrome monobloc mixer tap; tiled splashbacks; power points; plumbed for automatic washing machine; space for freestanding cooker; space for fridge freezer; Worcester 24i gas boiler; half glazed uPVC door leading to the rear garden; central heating radiator with thermostatic control; stone effect vinyl floor covering.

FIRST FLOOR

Open Balustraded Landing

2.64m x 2.12m
8'8 x 6'11

uPVC double glazed window; access to roof space; power points; wall to wall fitted carpeting.

Master Bedroom (Front)

4.19m x 3.34m
13'9 x 10'11



The measurements have been taken into the alcoves; uPVC double glazed window; central heating radiator with thermostatic control; picture rail; built-in wardrobe to alcove, with built-in hanging rails and shelving; power points; wall to wall fitted carpeting.

Bedroom Two (Front)

3.61m x 3.34m
11'9 x 10'11



uPVC double glazed window; central heating radiator with thermostatic control; power points; picture rail; dado rail; built-in wardrobe to one alcove, with shelving; wall to wall fitted carpeting.

Bedroom Three (Rear)

2.54m extending to
3.22m x 2.11m
(8'3 extending to
10'6 x 6'11)

uPVC double glazed window overlooking the rear garden; central heating radiator with thermostatic control; built-in wardrobe with hanging space and shelving power points; wall to wall fitted carpeting.



Bathroom

2.12m x 1.87m
6'11 x 6'1

Obscured glass uPVC double glazed window ; central heating radiator with thermostatic control; twin gripped panelled bath in white with chrome taps and an electric over shower; pedestal wash hand basin with chrome taps; close coupled WC with chrome fittings; tiled to bath and shower area extending to matching splashbacks; mosaic effect vinyl floor covering.



OUTSIDE

Front Garden

A macadammed driveway runs to the side of the house and provides off road parking for three vehicles; the front garden is mainly laid to lawn; protected from the road by a hawthorn hedge and from the neighbours by timber panelled fencing.

Rear Garden

18m long

Terrific brick built outbuilding (13'0 x 7'5) which has been divided into three separate storage areas; outdoor floodlight; timber panelled fencing protects the boundaries; mainly laid to lawn with shrub plants.

