



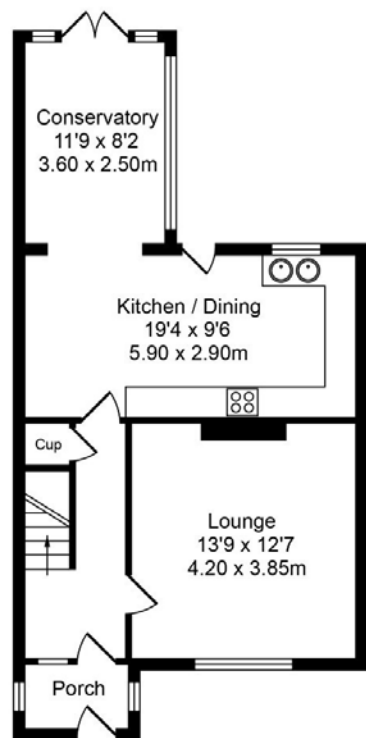
Ormskirk: 01695 570102
Southport: 01704 778668

Parbold: 01257 442789
Chorley: 01257 241173
arnoldandphillips.com

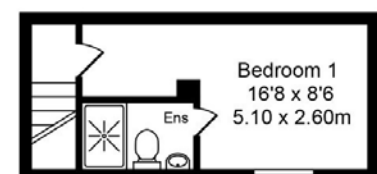
ARNOLD & PHILLIPS
ESTATE AGENTS

Total Approx. Floor Area 1537 Sq.ft. (142.8 Sq.M.)

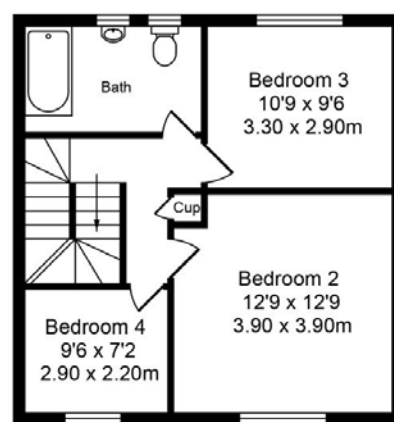
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



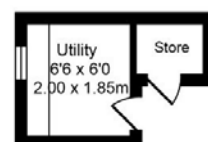
Ground Floor
Approx. Floor
Area 584 Sq.Ft
(54.3 Sq.M.)



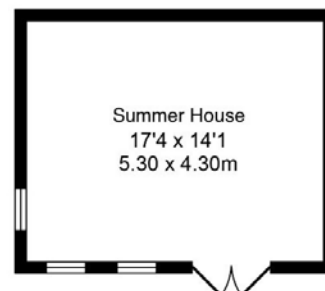
Second Floor
Approx. Floor
Area 168 Sq.Ft
(15.6 Sq.M.)



First Floor
Approx. Floor
Area 487 Sq.Ft
(45.2 Sq.M.)



Store
Approx. Floor
Area 53 Sq.Ft
(4.9 Sq.M.)



Summer House
Approx. Floor
Area 245 Sq.Ft
(22.8 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: B

Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

THE LUXURY PROPERTY SPECIALISTS

Pear Tree Road, Croston

A&P

Arnold and Phillips are delighted to offer this charming four-bedroom mid-terraced home, thoughtfully extended and perfectly blending practicality with modern living. Situated in a well-established location, this property presents a fantastic opportunity for families or professionals seeking a versatile space that can adapt to a variety of lifestyles.

The ground floor begins with an open hallway providing access to the kitchen and generously sized living room. This space has a comfortable, airy feel that invites relaxation, whether you're unwinding after a busy day or hosting friends for an evening in. Its versatile design would suit both cosy nights by the TV and more formal settings. The extended kitchen/dining room, however, is a true highlight of the home. Fitted with sleek cabinetry and modern appliances, it's a space that's not only practical for daily cooking but also ideal for experimenting with new recipes or enjoying a casual breakfast. The extension adds a real sense of space here, allowing for a snug or family room to add to the open kitchen/diner.

Upstairs, you'll find four well-proportioned bedrooms, each offering something unique. The principal bedroom is particularly spacious, with ample room for a king-sized bed and additional furnishings. The remaining bedrooms are equally impressive, whether used as children's rooms, guest spaces, or even a dedicated home office. The family bathroom is modern and functional, featuring clean lines and quality fittings that make it an enjoyable space to start or end the day.

The garden itself is another asset, providing a private outdoor area that's perfect for entertaining or simply enjoying some fresh air. With plenty of room for seating, it's easy to imagine summer barbecues, casual meals outdoors, or just relaxing with a book on a sunny day. The layout of the garden ensures that it's manageable while still offering enough space for those with a green thumb to cultivate their favourite plants or flowers. The garden also boasts a large outbuilding/summer house, Perfect for a home gym, office or extended living arrangements.

This property is ideally situated in a location that balances the best of suburban peace and urban convenience. Nearby, you'll find a selection of local shops for your everyday needs, along with larger supermarkets just a short drive away. Families will appreciate the proximity to reputable schools, catering to all age groups. For commuters, excellent transport links are available, including bus routes and train stations connecting you to key areas in the region. The local area also offers parks and green spaces, ideal for those who enjoy outdoor activities or simply taking a stroll in nature.

This four-bedroom home is a wonderful find, offering a thoughtful layout and valuable extras like the kitchen extension and versatile outbuilding. Whether you're upsizing, looking for a home that accommodates remote work, or simply seeking a property that ticks all the boxes for modern living, this house is well worth viewing. We'd be delighted to show you around and help you imagine how you could make this space your own.

