

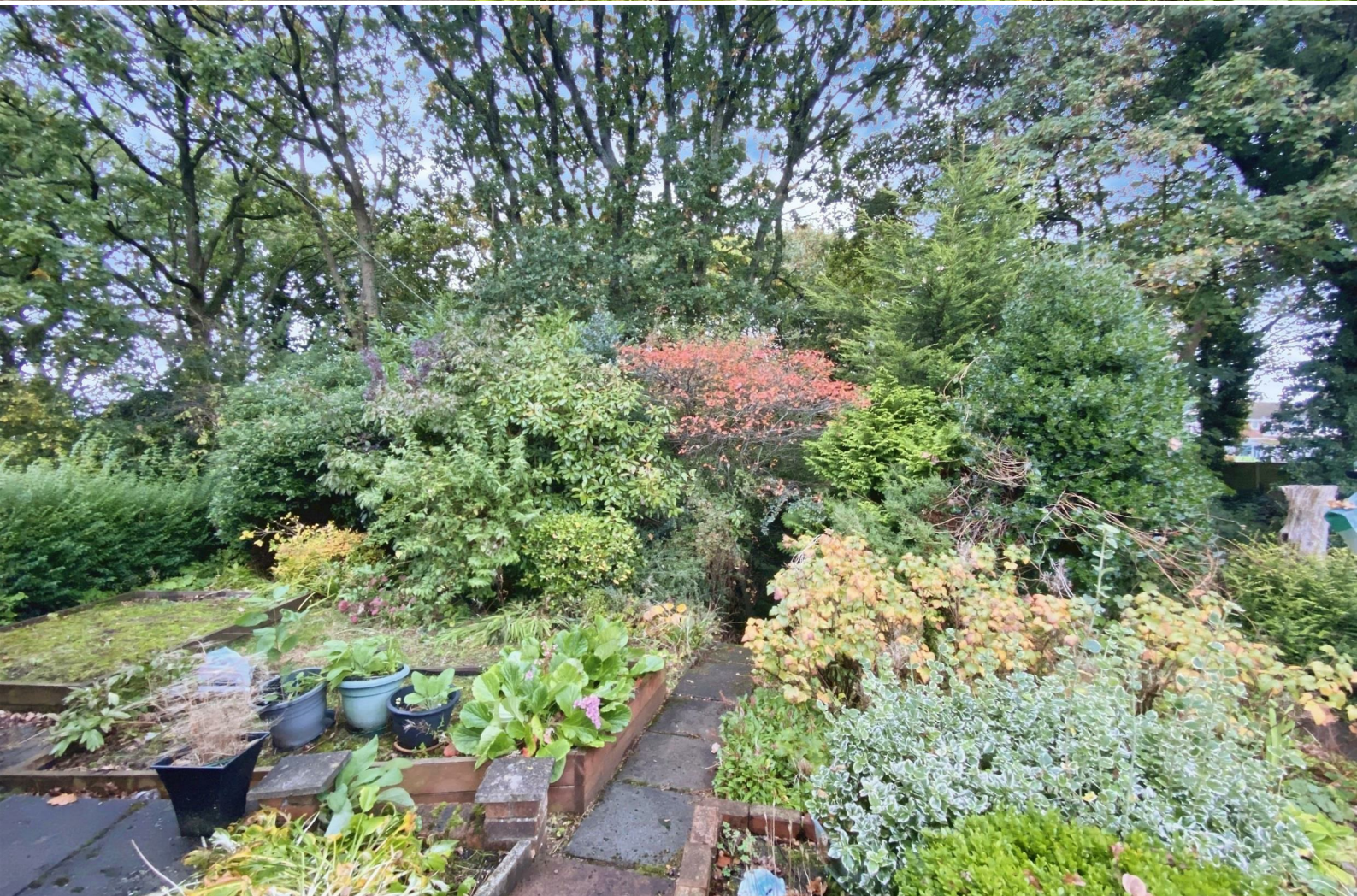


7 Pear Tree Close, Walton-Le-Dale, Preston, PR5 4RH

£179,950

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Standing in a quiet cul de sac and with woodland views to the rear, this charming family home has much to offer. Internally, the welcoming accommodation provides a handy porch for coats, boots and umbrellas, a hallway, a lounge with wide window and feature fireplace, a fitted kitchen/diner and a conservatory. On the first floor, there are three bedrooms, with fitted wardrobes to the master, and the family bathroom. Gardeners, experienced and novices, will delight in the potential of both front and rear gardens and the native wildlife of the woodland beyond. Available with NO ONWARD CHAIN. Freehold. Council tax band C. EPC rating D.













Road Map



Hybrid Map



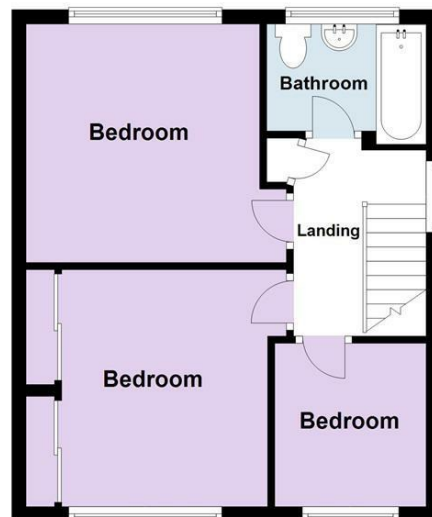
Terrain Map



Ground Floor



First Floor



Total area: approx. 84.9 sq. metres (913.5 sq. feet)

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
Plan produced using PlanUp.

Viewing

Please contact our Preston Office on 01772 698888 if you wish to arrange a viewing appointment for this property or require further information.

Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.