



## 7 Pear Tree Close

Walton-Le-Dale, Preston, PR5 4RH

**£170,000**



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.





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## GROUND FLOOR

### Porch

uPVC double glazed door to side, uPVC double glazed windows to front and side, uPVC double glazed window and door to the hallway.

### Hallway

Doors to the lounge and the kitchen/diner. Stairs to the first floor. Central heating radiator. Laminate flooring.

### Lounge

13'11" x 12'0" (4.253m x 3.683m)

uPVC double glazed window to front, central heating radiator, feature fireplace with Adam style surround housing a gas fire.

### Kitchen/Diner

18'5" x 7'11" (5.617m x 2.426m)

uPVC double glazed door to side, uPVC double glazed window to rear, uPVC double glazed sliding door to the conservatory. Fitted with wall and base units in white with tiled splashback and contrasting wood worktops. Stainless steel sink and drainer, under counter fridge. Spaces for a washing machine, dryer and cooker. Under stairs storage cupboard. Laminate flooring.

### Conservatory

8'9" x 8'0" (2.688m x 2.457m)

uPVC double glazed windows to rear and side. uPVC double glazed door to side. Laminate flooring.

## FIRST FLOOR

### Landing

uPVC double glazed window to side, storage cupboard, loft hatch. Doors to the three bedrooms and the family bathroom.

### Bedroom One

12'0" x 10'10" (3.659m x 3.321m)

uPVC double glazed window to front, central heating radiator, fitted mirrored wardrobes with sliding doors.

### Bedroom Two

12'0" x 11'0" (3.674m x 3.364m)

uPVC double glazed window to rear, central heating radiator.

### Bedroom Three

7'5" x 6'11" (2.267m x 2.121m)

uPVC double glazed window to front.

### Bathroom

7'2" x 5'4" (2.186m x 1.637m)

uPVC double glazed frosted window to rear, tiled walls. Three piece suite comprising a WC, pedestal hand basin and bath with overhead shower. Central heating radiator. Recessed spotlights.

## EXTERNAL

The front garden is mainly laid to lawn and bordered with mature bushes and shrubs with hedging to the side. The pretty rear garden, which backs onto woodlands, offers flower beds, bushes and shrubs and a storage shed.

### Disclaimer:

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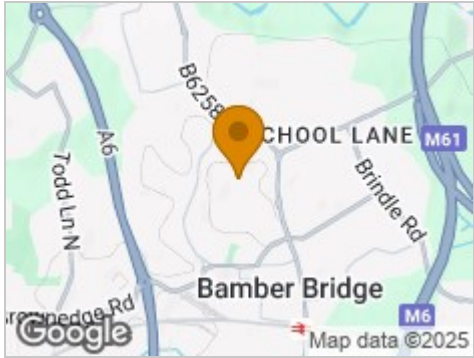
Road Map



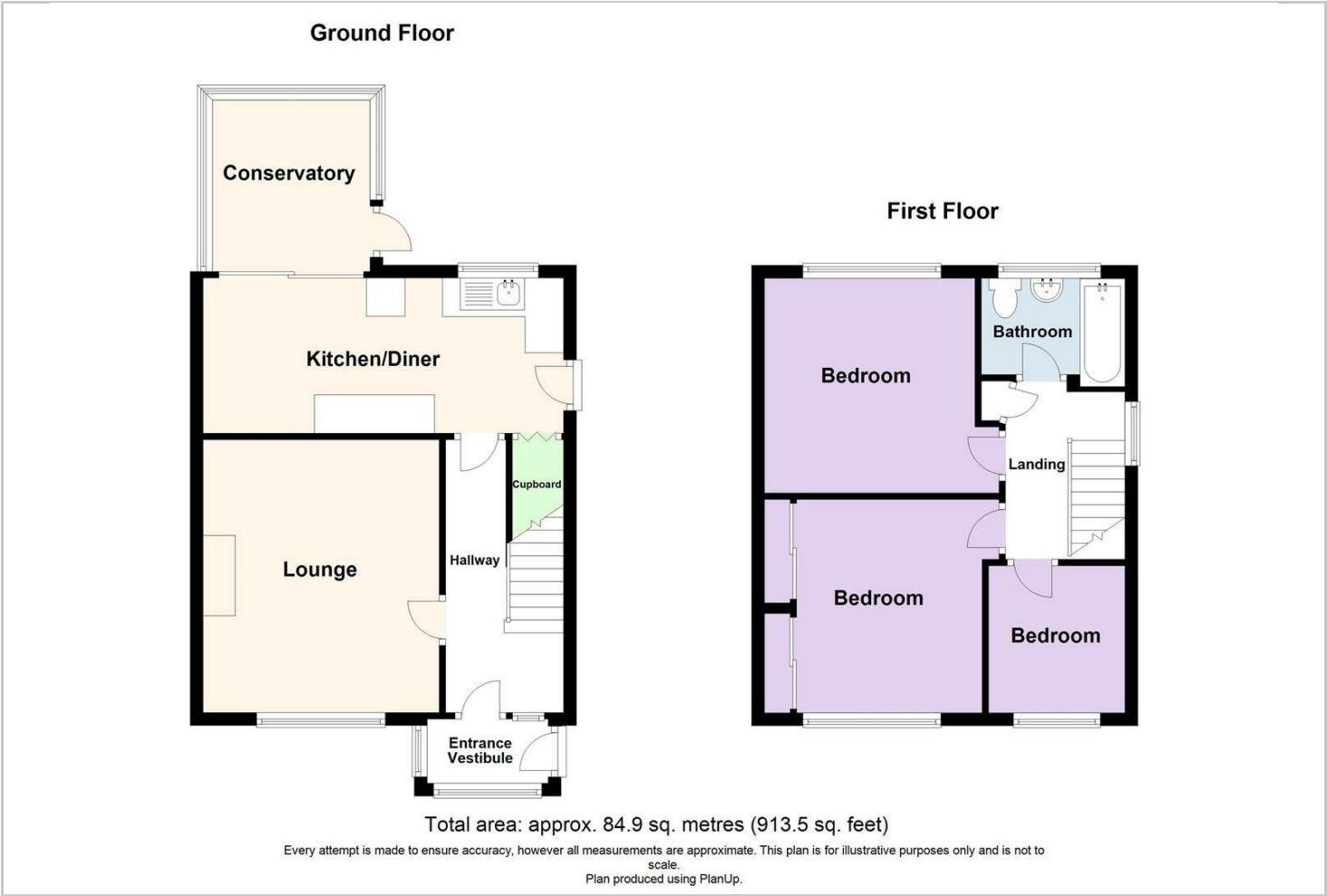
Hybrid Map



Terrain Map



Floor Plan



Viewing

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

Energy Efficiency Graph

