52 Pear Tree Road, Croston

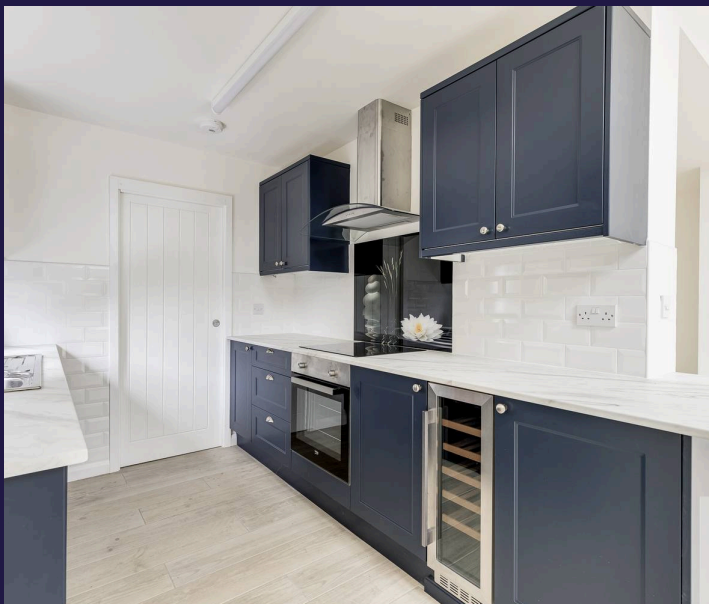PR26 9HX

£1,200 pcm

HOME TRUTHS

A stunning three bedroom semi detached property with almost 1300 square feet of accommodation, in a popular location within easy reach of village amenities, primary transport routes and excellent schools.

To the front a wide pathway leads past the driveway to the main entrance. Step into the welcoming hallway with understairs storage cupboard and downstairs cloakroom, comprising wc and wash hand basin, and from there into the spacious living room.

To the rear is the heart of the house in the form of an impressive family kitchen dining room. This fantastic room is the perfect place to entertain, socialise and relax for all the family. The modern kitchen offers plenty of natural light with plenty of work surfaces and electrical points, a range of wall and base units and integrated appliances including electric oven and hob, dishwasher, washing machine and wine cooler.

To the first floor are two double bedrooms with television points and the elegant bathroom with tiled flooring and elevations, panelled bath with rainfall mixer shower over, wc, ladder heated towel rail and wash hand basin. The master bedroom is on the second floor with en suite comprising shower cubicle, wc, heated towel rail and wash hand basin. Outside, the low maintenance rear garden benefits from a raised decked area with pergola and is south facing and private, making it the perfect place to relax and entertain.

The property is available now with a deposit of £1380, including holding deposit of £275.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Available for 12 month only tenancy
- Stunning semi detached property
- Almost 1300 square feet of accommodation
- Beautiful family room
- Ample parking

HOME TRUTHS

Eccleston Branch
265 The Green, Eccleston, PR7 5TF
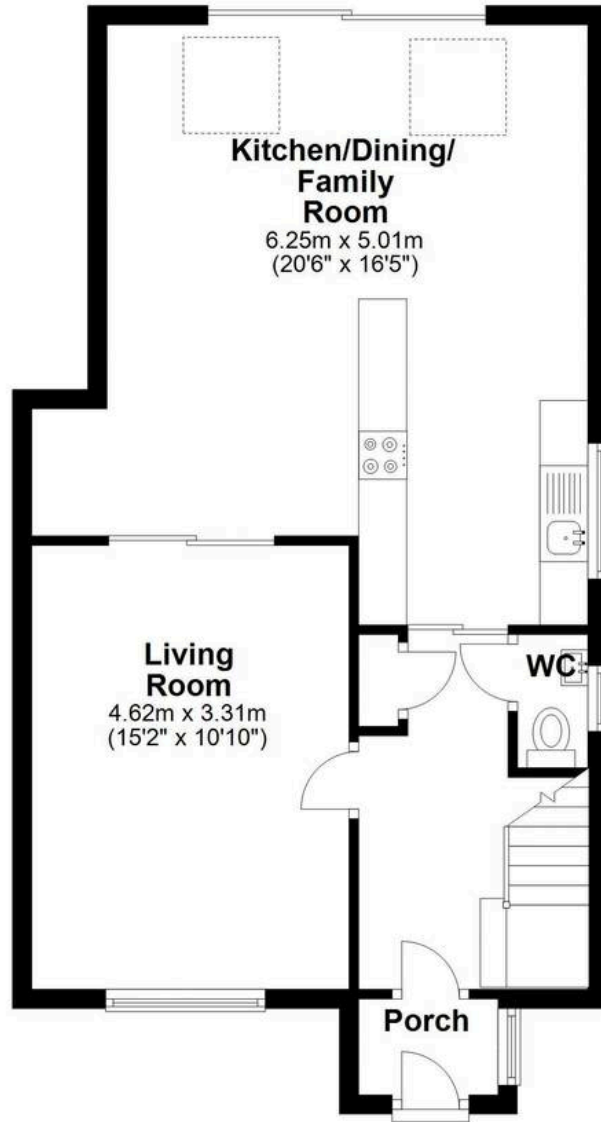01257 451673

Coppull Branch
244 Spendmore Lane, Coppull, PR7 5DE
01257 794588

www.hometruthslancs.co.uk
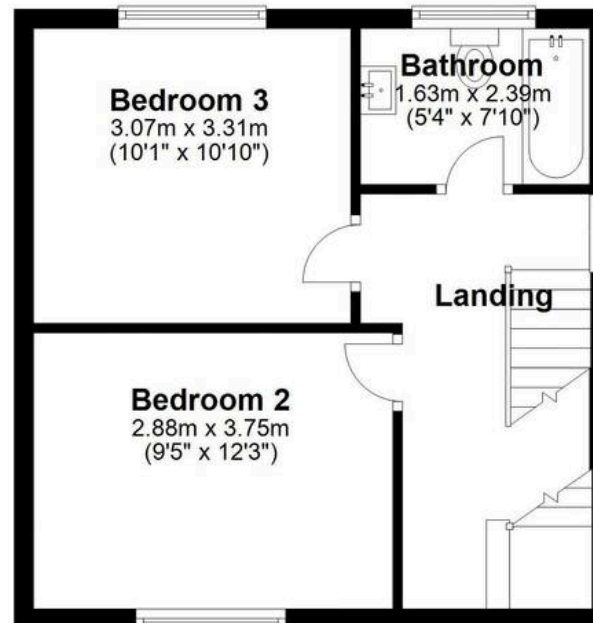office@hometruthslancs.co.uk

Ground Floor

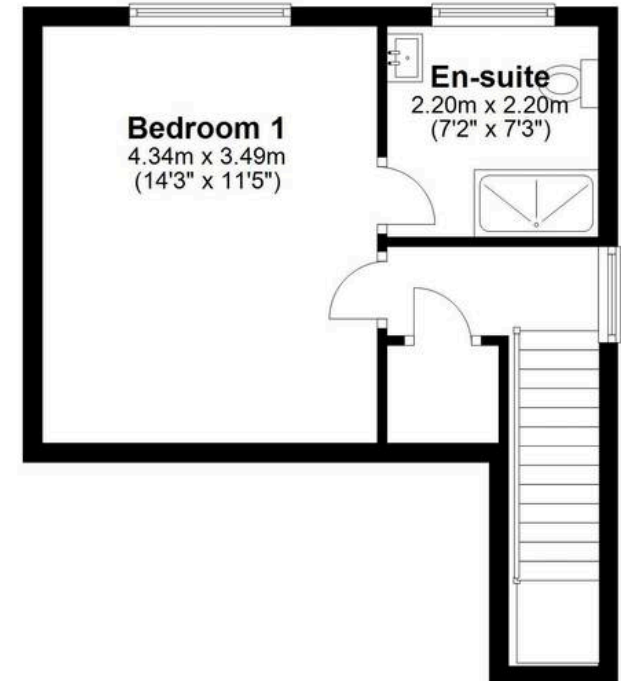Approx. 56.7 sq. metres (610.3 sq. feet)

Kitchen/Dining/ Family Room
6.25m x 5.01m
(20'6" x 16'5")

Living Room
4.62m x 3.31m
(15'2" x 10'10")

WC

Porch

First Floor

Approx. 35.1 sq. metres (377.3 sq. feet)

Bedroom 3
3.07m x 3.31m
(10'1" x 10'10")

Bathroom
1.63m x 2.39m
(5'4" x 7'10")

Landing

Bedroom 2
2.88m x 3.75m
(9'5" x 12'3")

Second Floor

Approx. 27.4 sq. metres (294.5 sq. feet)

Bedroom 1
4.34m x 3.49m
(14'3" x 11'5")

En-suite
2.20m x 2.20m
(7'2" x 7'3")

Total area: approx. 119.1 sq. metres (1282.1 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
Plan produced using PlanUp.