



Maria B Evans Estate Agents Limited

26 Pear Tree Road, Croston, PR26 9LX

Offers in the region of £325,000



- Extended and refurbished semi-detached residence
- Immaculately presented contemporary accommodation
- Outstanding design and high specification finish
- Principal lounge with double faced log burning stove
- Stunning living-dining-kitchen fitted by Kitchenhaus
- Separate kitchen-complementary utility/boot room
- Three first floor bedrooms – two double and one single
- Luxury, fully porcelain tiled three-piece bathroom
- Warmed by gas central heating radiators throughout
- uPVC double glazing and composite exterior doors
- Driveway parking and attached double garage with CCTV
- Landscaped gardens to front and rear with water features
- Popular edge of the village location for growing families
- Close to village amenities and renowned local schools
- Easy access to road and rail commuter transport links

This immaculately presented, semi-detached residence has been extended and mindfully refurbished by the current owner to provide an outstanding family home. The design and precision of the renovation is admirable and provides contemporary accommodation to a high specification throughout which can only be appreciated by personal viewing. The rooms are spacious, filled with natural light and comprise principal lounge, a stunning living-dining-kitchen, separate utility room, three bedrooms to the first floor and a fully tiled luxury bathroom. There is driveway parking, an attached double garage and landscaped gardens to both front and rear.

The attractive, front-rendered property is approached via a wrought iron pedestrian gate and Indian stone path to the door and running alongside a lawn area with central water feature. A Portuguese laurel hedge with further gateway separates this area from the pebbled driveway which provides parking and leads to the attached double garage with exterior canopy lighting, automated up and over door, power and light.

Lit by a wall mounted lantern, the graphite grey composite door with opaque glass inset opens to the vestibule with windows to the front and side and two recessed down-lights. The marble effect porcelain tiled floor continues from here, beyond a part-glazed timber panelled door, into the hallway and flows through to the living dining kitchen – creating a true ‘wow’ factor.



The hallway has a painted spindle staircase rising to the first-floor part-galleried landing whilst two Velux skylight windows allow natural light to pour through and recessed down-lights dot the ceiling. An under-stairs cupboard provides storage, has an inset spotlight and an opaque window to the garage.

The principal lounge has two windows, fitted with plantation blinds, overlooking the front garden and two pendant lights offer evening ambience. The focal point of the room is the striking split-faced slate fire surround which houses a double-sided log burning stove resting on a raised slate hearth and serves both this room and the living dining kitchen. For added convenience, there are both television and telephone points.

The stunning living-dining-kitchen has two Velux skylight windows, bi-folding doors to the garden and a further rear window – all creating a superb family living space which is also lit by recessed down-lights. The two-tone grey range of Kutschenhaus Riva Concrete Repro cabinets with central island provide fabulous storage options and incorporates an Elleci one and a half bowl sink unit with Quooker tap over.

Also inset is an Elica Nikolatesla One four-burner induction hob with combined re-generable extractor filter. Close by are two eye-level AEG ovens – one being a fan oven and steamer and the second a combined conventional style and combined microwave with warming drawer beneath. Integrated appliances include a dishwasher and a full height fridge and full height freezer.



This entire space is, without doubt, going to become the family hub. The dining area provides more than ample space for a table and chairs alongside the bi-folds and overlooking the garden whilst in the living area you gravitate towards the double-sided log burner with chimney breast mounted television point above.



The adjacent utility room is fitted with kitchen complementary cabinets having a further inset sink unit, plumbing for a washing machine. Two Velux windows and an opaque glass door to the garden light the area. A further door to gives way to the garage where there is space for further white goods, CCTV controls and housing for the GlowWorm gas central heating boiler.

Recessed down-lights illuminate the landing and timber panelled doors give way to each of the rooms which are also fitted with plantation blinds to the windows.

The master bedroom has a window to the front and a pendant light. A range of pale grey furniture is fitted and consists of wardrobes, drawers, a dressing table with mirror above and a recess, opposite the bed-space, housing a television point.



Bedroom two – a further double room – has a window to the rear, a pendant light and ample space for further furniture. The loft access point is also in this room.

Bedroom three is a spacious single room with ample space for furniture and a rear window.



The luxury, fully porcelain tiled, family bathroom has an opaque window to the front, recessed down-lights, extractor fan and a chrome ladder-style heated rail to warm the towels. The three-piece white suite comprises a panelled “P” bath with waterfall tap, rainfall shower and glass protective screen over, a wall-mounted vanity drawer set wash hand basin with Monobloc tap over, and a close coupled w.c.

The extensive, fully fenced rear garden enjoys the sun all day from various points and has sleeper-edged flower and shrub borders surrounding a central lawn. A flagged path cuts through from one sun terrace by the rear elevation to a second arbour-framed seating area at the end of the lawn alongside a children’s timber-built play-station. Part way along the lawn is a water trough feature and decorative stream currently under construction.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is C

The Council Tax Band is B

The property is served by mains drainage

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.

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