

HOME  TRUTHS

Pear Tree Road, Croston

PR26 9HX





Delightful semi-detached property with three good-sized bedrooms, occupying a substantial corner plot and offering significant potential for further development, subject to the necessary consents. With over 1,000 square feet of accommodation and easy access to village amenities and sought-after schools, this is an exciting opportunity to create a wonderful family home. Stroll through the front garden, laid mainly to lawn and beautifully planted with magnolia, acer and wisteria, to the main entrance and step into the wide and welcoming hallway. To the front, the well-proportioned living room features a gas fire set within a limestone hearth, whilst to the rear, the heart of the home provides plenty of space for both dining and comfortable furniture. The kitchen comprises a range of wall and base units with breakfast bar, together with gas hob, electric oven and microwave by Bosch, plus integrated dishwasher and refrigerator. A separate utility/boot room provides space, power and plumbing for additional appliances, houses the Worcester central heating boiler and leads through to useful additional storage. Step outside into the large south-facing garden, which is mainly laid to lawn and enjoys mature magnolia and camellia planting. A greenhouse provides the perfect opportunity for growing your own delicious produce, whilst the substantial plot offers considerable potential for those looking to extend or further develop the property, subject to the necessary permissions. Back inside, stairs rise to the first-floor landing, where there are two comfortable double bedrooms and a very well-proportioned single bedroom. Completing the accommodation, the family bathroom comprises bath with electric shower over, wc and wash hand basin.



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Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Spacious semi detached property
- Sought after location
- Three well proportioned bedrooms
- Substantial corner plot
- Virtual tour
- Close to amenities and schools



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Eccleston Branch

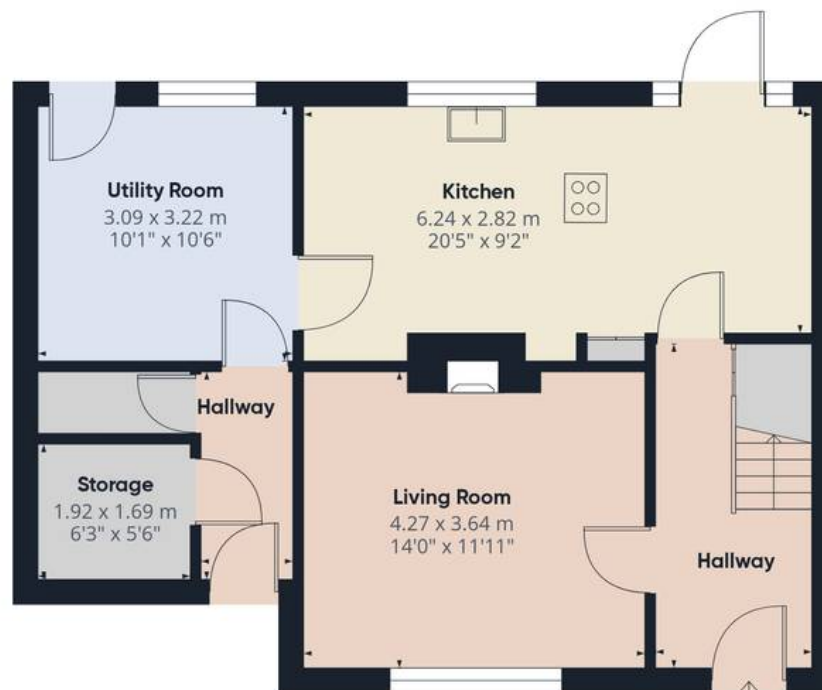
265 The Green, Eccleston, PR7 5TF
01257 451673

Coppull Branch

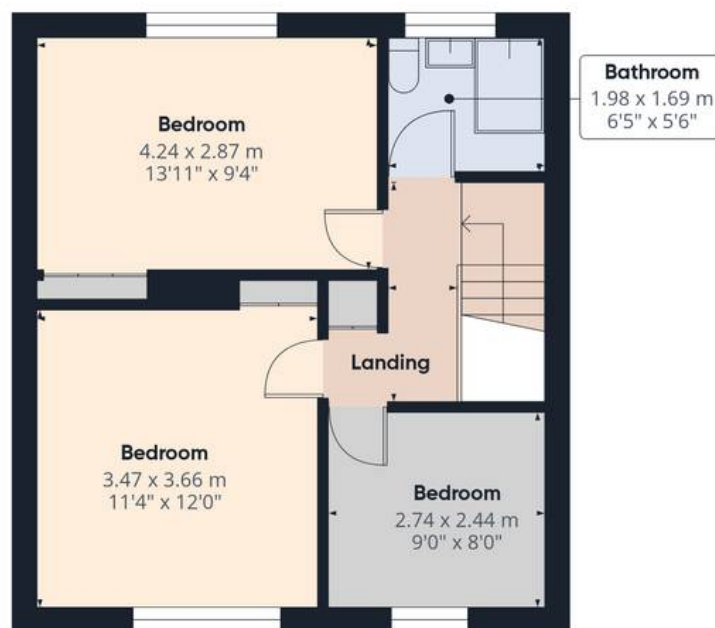
244 Spendmore Lane, Coppull, PR7 5DE
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Floor 1



Floor 2

Approximate total area⁽¹⁾

99.4 m²

1069 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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