



## **Pear Tree Crescent, Walton-Le-Dale, Preston**

**Offers Over £325,000**

Ben Rose Estate Agents are pleased to present to market this great four-bedroom detached family home, with NO CHAIN, ideally located in the sought-after area of Walton-Le-Dale, Lancashire. Nestled on a quiet residential street, the property offers a perfect balance of peaceful surroundings and excellent convenience. Families will appreciate the nearby schools, local shops, and leisure facilities, superb transport links, including Bamber Bridge train station, regular bus services, and easy access to the M6 and M65 motorways, connecting you quickly to Preston, Blackburn, and beyond.

Stepping inside, you are welcomed by a bright entrance hall that leads you effortlessly through the ground floor. To the front sits a spacious lounge with a large window that fills the room with natural light, creating a warm and inviting atmosphere. Moving through, the dining room provides ample space for family meals and flows seamlessly into a versatile family or sitting room, complete with patio doors that open onto the rear garden. The well-appointed kitchen features generous countertop space, while a convenient laundry room keeps everyday chores separate. A downstairs WC adds practicality, and a thoughtfully placed ground-floor bedroom with an adjacent shower room offers excellent flexibility—ideal for guests, multi-generational living, or a private home office.

Upstairs, the first floor hosts three well-proportioned bedrooms, each designed to accommodate growing families with ease. The stylish family bathroom is finished to a high standard, offering both a bath and shower to suit busy mornings and relaxed evenings alike. Generous storage throughout ensures that every room feels uncluttered and ready to move into.

Externally, the property boasts a private driveway with space for up to two cars, complemented by a car port for additional parking or storage. The rear of the home reveals a beautifully secluded south facing garden, which receives the sun from morning until night and features a lovely patio area to relax in.





















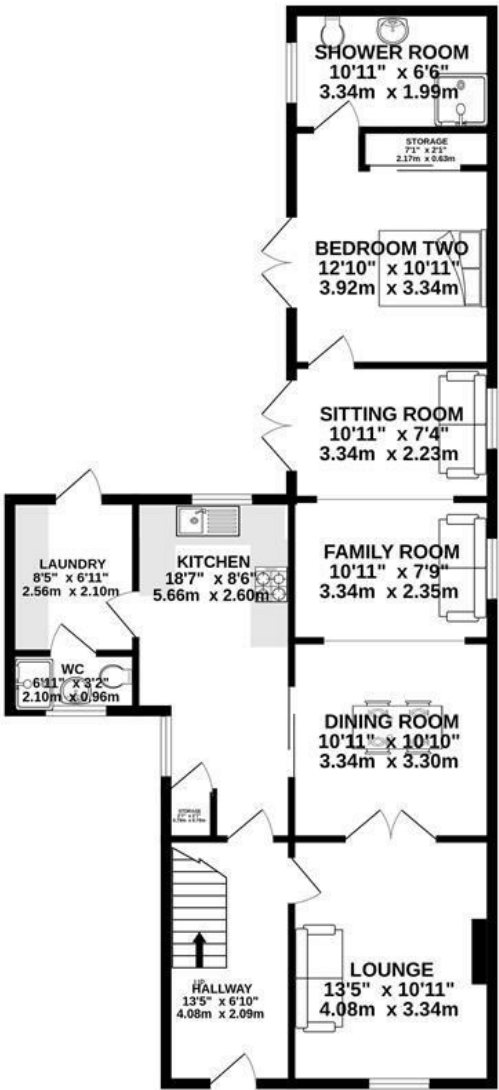




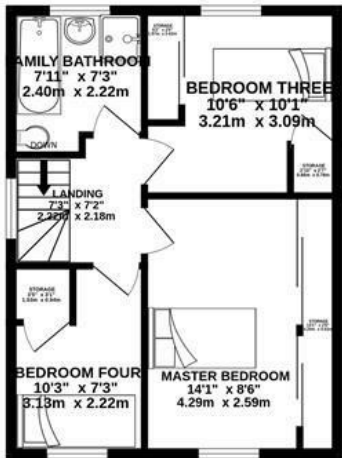


# BEN ROSE

GROUND FLOOR  
957 sq.ft. (88.9 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.




TOTAL FLOOR AREA : 1389 sq.ft. (129.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	74
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 