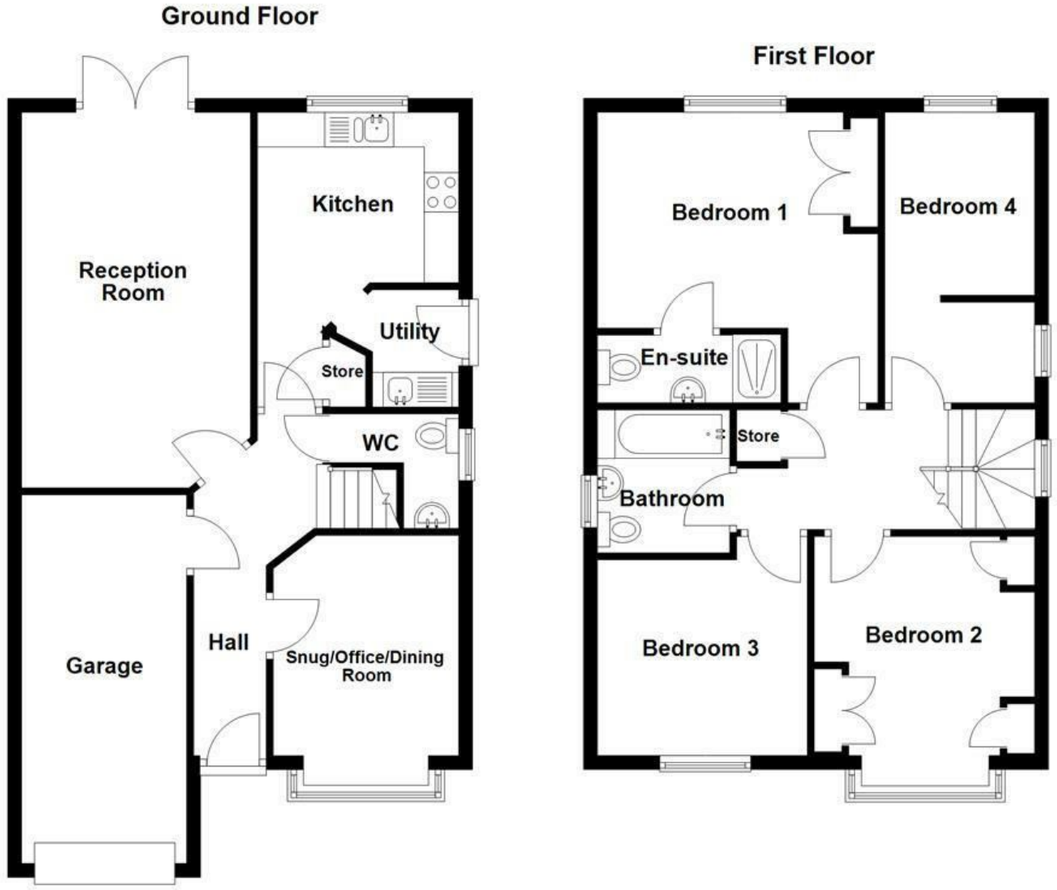
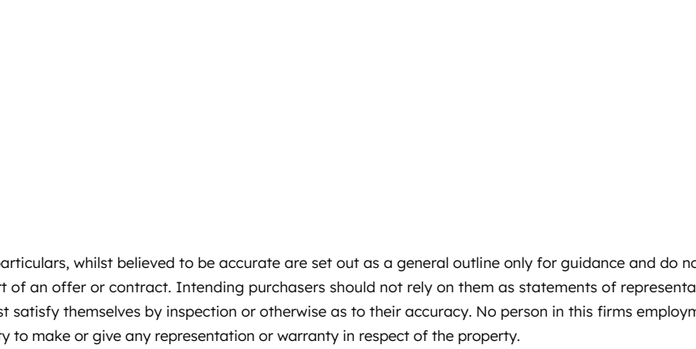
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# Pear Tree Drive, Bolton, BL4 9RR

## Offers Over £315,000

AN IDYLLIC FAMILY HOME

Nestled in the tranquil cul-de-sac of Pear Tree Drive, Farnworth, Bolton, this enviable detached house presents an exceptional opportunity for families seeking both space and comfort. Boasting four generously sized double bedrooms, this property is designed to accommodate the needs of modern family living. The two well-appointed bathrooms ensure convenience for all, while the two inviting living areas provide ample room for relaxation and entertainment.

The property is set on a generous plot, featuring delightful gardens to both the front and rear, perfect for outdoor activities or simply enjoying the fresh air. With off-road parking and the added benefit of not being overlooked, privacy and accessibility are assured. The integral garage offers further convenience, making it easy to store vehicles or additional belongings.

One of the standout features of this home is its blank canvas appeal, allowing new owners the freedom to personalise and create their ideal living space without the worry of chain delays. This flexibility is ideal for families looking to make their mark in a home that truly reflects their style.

Located within a popular estate, this property is conveniently close to local schools, bus routes, and various amenities, making it an ideal choice for families. Whether you are looking to settle

# Pear Tree Drive, Bolton, BL4 9RR

## Offers Over £315,000

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- Spacious Detached Property
- Four Bedrooms
- Two Bathrooms
- Bursting with Potential
- Great Kerb Appeal
- Gardens to Front and Rear
- Off Road Parking and Integral Garage
- Tenure Freehold
- Council Tax Band D
- EPC Rating C

### Ground Floor

### Entrance Hall

16'11 x 12'8 (5.16m x 3.86m)

Composite double glazed frosted front door, central heating radiator, smoke detector, doors leading to reception room, snug/office/dining room, WC, garage and stairs to first floor.

### WC

6'2 x 5'2 (1.88m x 1.57m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled effect vinyl flooring.

### Reception Room

17'10 x 10'11 (5.44m x 3.33m)

Central heating radiator, coving, television point and UPVC double glazed French doors to rear.

### Kitchen

14'0 x 9'7 (4.27m x 2.92m)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, stainless steel one and a half bowl with mixer tap, integrated oven with four ring gas hob and extractor hood, space for fridge freezer, integrated dishwasher, plumbing for washing machine, spotlights, storage cupboard, tiled effect lino flooring and open to utility.

### Utility

6'2 x 5'7 (1.88m x 1.70m)

Central heating radiator, range of panelled base units with wood effect work surfaces, tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, extractor fan, tiled effect lino flooring and composite double glazed frosted door to side elevation.

### Snug/Office/Dining Room

12'4 x 8'10 (3.76m x 2.69m)

UPVC double glazed box window, central heating radiator and coving.

### Garage

17'6 x 7'10 (5.33m x 2.39m)

Power, lighting, Worcester boiler and up and over garage door.

### First Floor

### Landing

14'8 x 6'5 (4.47m x 1.96m )

UPVC double glazed window, central heating radiator, loft access, storage cupboard, doors leading to four bedrooms and family bathroom.

### Bedroom One

14'1 x 13'8 (4.29m x 4.17m)

UPVC double glazed window, central heating radiator, fitted double wardrobe and door to en suite.

### En Suite

8'9 x 3'3 (2.67m x 0.99m )

UPVC double glazed frosted window, central heating radiator, direct feed shower enclosed, pedestal wash basin with mixer tap, dual flush WC, tiled elevations, spotlights, extractor fan and lino flooring.

### Bedroom Two

12'7 x 11'1 (3.84m x 3.38m)

UPVC double glazed box window, central heating radiator and fitted wardrobes.

### Bedroom Three

10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window and central heating radiator.

### Bedroom Four

14'1 x 7'1 (4.29m x 2.16m)

Two UPVC double glazed windows, central heating radiator and sectioned dressing area.

### Bathroom

6'9 x 6'3 (2.06m x 1.91m )

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap, tiled elevations, spotlights, extractor fan and tiled effect lino flooring.

### External

### Rear

Laid to lawn garden with paving, bedding areas and mature shrubbery.

### Front

Laid to lawn garden with paving, bedding, mature shrubbery, tarmac driveway and access to garage.







