



Pear Tree Close, Walton-Le-Dale, Preston

Offers Over £240,000

Ben Rose Estate Agents are pleased to present to the market this stunning, fully refurbished, semi-detached property on a quiet Cul De Sac in Walton Le Dale. The location offers a peaceful and serene atmosphere, while still being conveniently close to amenities and boasting excellent travel links.

Upon entering the property, you are greeted by an inviting entrance hall that offers access to the stairs and all ground floor rooms whilst setting the tone for this lovely home. The ground floor features an under stairs WC, and an additional storage cupboard for added convenience. Lying to the front of the home the spacious lounge is a focal point, offering a comfortable space to relax and entertain. It boasts a multi-fuel fire and a large front-facing window that fills the room with natural light. The lounge also features built-in bespoke alcove storage cupboards with feature lighting, wooden flooring, and french doors leading into the kitchen.

The modern kitchen/diner is a true highlight, featuring high-quality fittings and finishes. It is equipped with a fitted induction hob, a fitted double oven with grill, and integral washing machine and integral fridge freezer. The kitchen also boasts a gorgeous bespoke bench/storage seating area. Tiled splash-backs and flooring add a touch of elegance, while a second set of french doors lead into the conservatory. There is enough room for a family dining table where the bespoke seating lies.

The conservatory provides seamless access to the garden, creating a lovely flow between indoor and outdoor living spaces.

Moving up to the first floor, you will find the master bedroom and bedroom two, both of which are doubles and offer ample space for freestanding furnishings, you shall also find a third single bedroom on this floor. The property's brand new three-piece family bathroom, features inset spot lighting, adding a contemporary touch to this functional space.

There are ceiling downlighters are to be found throughout the entire property both upstairs and downstairs.

The exterior of the home is equally impressive. To the front, there is a raised sizable easy to maintain wooden bed and a good sized drive providing convenient off-road parking and leads to a detached garage. The rear garden is a true gem, boasting a fantastic size and being fence-enclosed for privacy. The highlight of the garden is a fabulous elevated decked area with a glass balustrade, offering beautiful views of the surrounding woodland.

In summary, corner plot, semi-detached property on a quiet Cul De Sac in Walton Le Dale offers a perfect blend of modern living and natural beauty. With its convenient location, close proximity to amenities, excellent travel links, and stunning interior and exterior features, this home is an ideal choice for those seeking comfort, style, and tranquility. The home also really benefits from the ample parking and a very useful garage for a third car or other vehicles/bikes etc.



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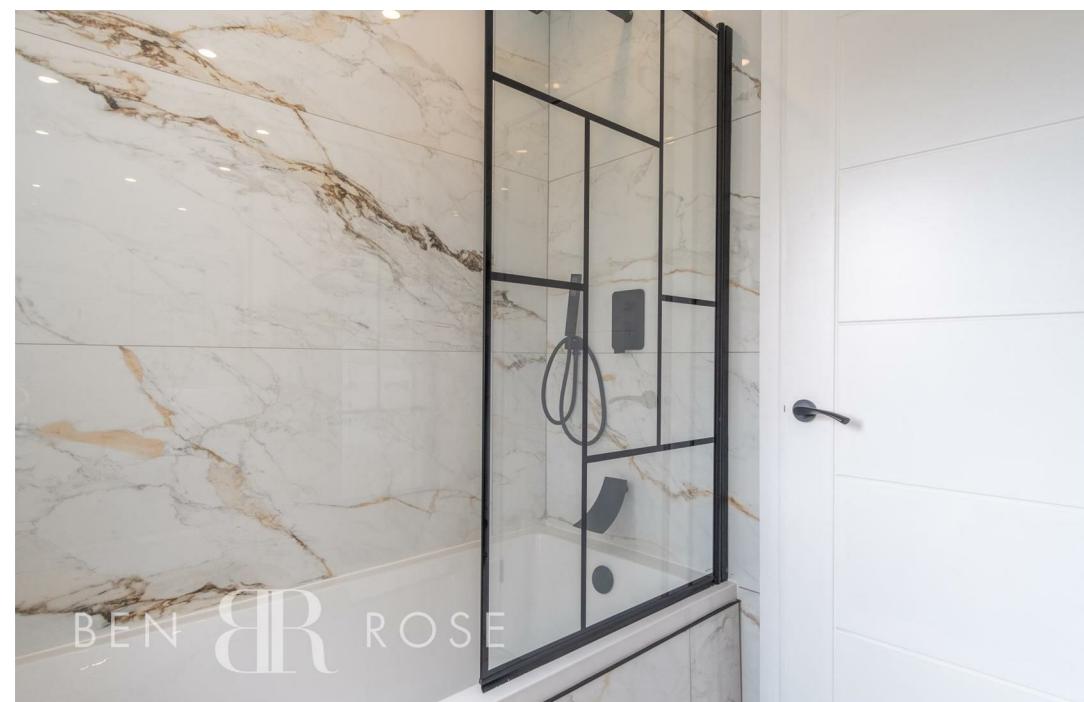


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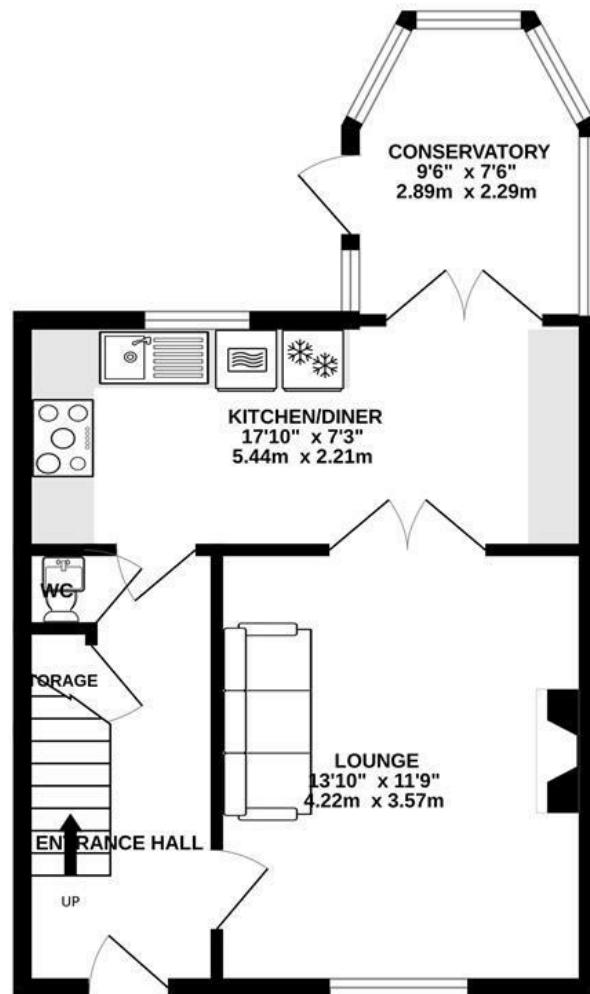


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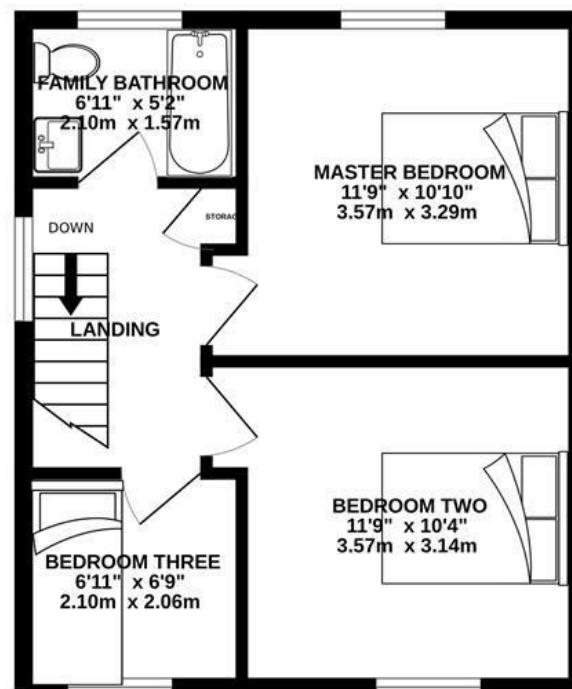


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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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 indicative 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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| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) | A | 87 |
| (81-91) | B | |
| (69-80) | C | 68 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

