



Pear Tree Crescent, Walton-le-Dale, Preston

Asking Price: £210,000

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Bridgfords Estate Agents are pleased to bring to the market this spacious three-bedroom semi-detached family home, occupying a fantastic-sized corner plot in a popular residential location.

Ideally situated within easy reach of a range of local amenities, schools, and transport links, this property is expected to appeal to a variety of buyers, including first-time purchasers and growing families alike.

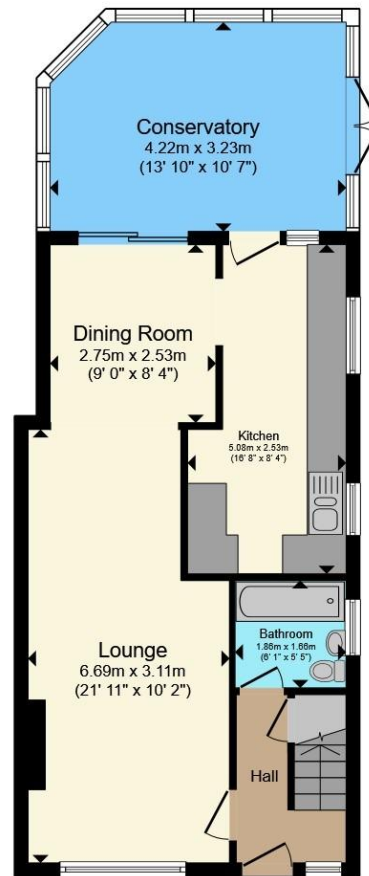
The accommodation briefly comprises an entrance hallway, a generous lounge leading into a family dining area, a fitted kitchen, a spacious conservatory overlooking the rear garden, and a family bathroom to the ground floor. To the first floor are three well-proportioned bedrooms, all benefiting from built-in furniture.

Externally, the property enjoys extensive front, side, and rear gardens, with mature hedging providing a good degree of privacy. Gated access leads to off-road parking and a detached garage, offering excellent storage and additional parking facilities.

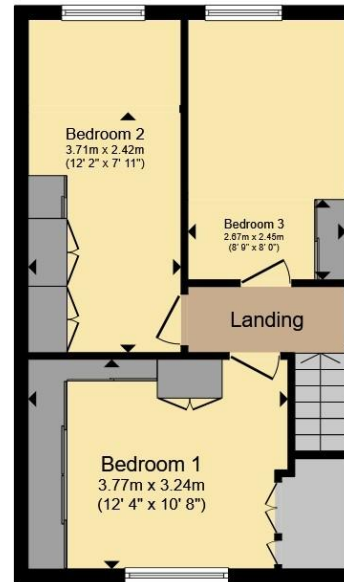
Offered to the market with no onward chain, early viewing is highly recommended to fully appreciate the size, potential, and plot this fantastic home has to offer.



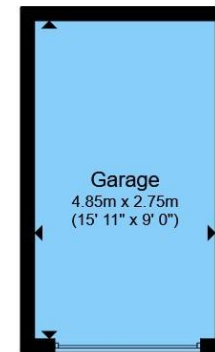
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



Ground Floor



First Floor



Garage

Total floor area 116.6 m² (1,255 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **B**

Tenure: **Freehold**

Viewing by appointment

T: 01772 315585

E: bamberbridge@bridgfords.co.uk

204 Station Road, Bamber Bridge, Preston, Lancashire, PR5 6TQ

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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