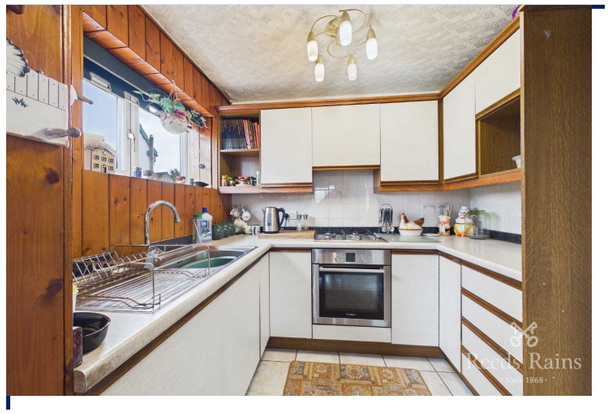
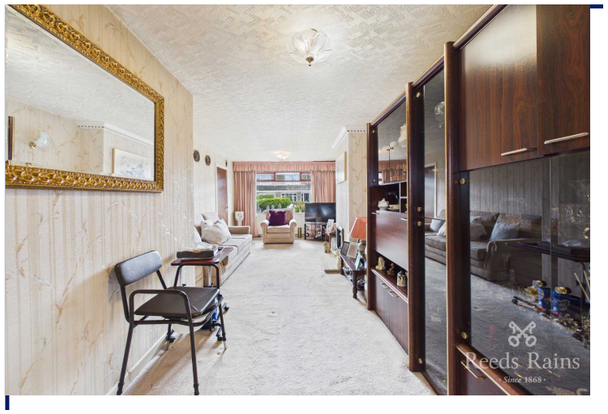


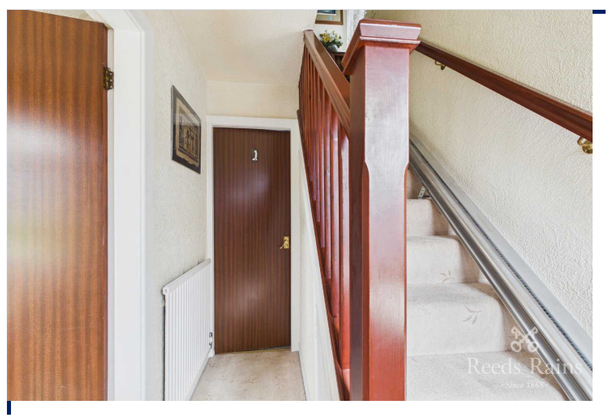


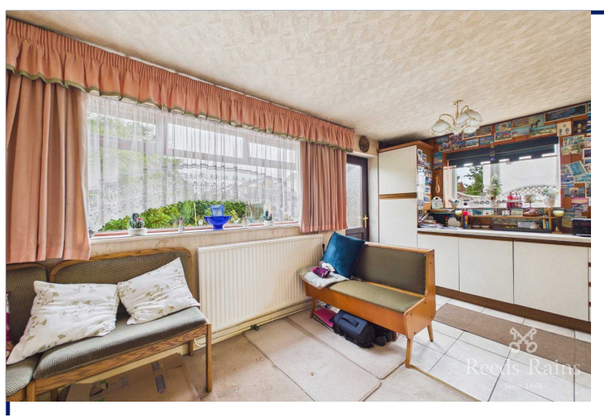












Pear Tree Crescent, Walton-le-Dale, Preston, Lancashire, PR5

Offers Over: £225,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Pear Tree Crescent, Walton-le-Dale, Preston, Lancashire, PR5

Offers Over: £225,000 Freehold

Council Tax Band: C
EPC Rating: D

This superb sized three bedroom semi detached property is being sold with NO CHAIN DELAY. Situated in the popular residential area of Walton le dale with easy access to amenities, transport links and schools. The property would benefit from some modernisation, however the current vendor has truly looked after their home. Lounge and dining kitchen which is a superb size, three good sized bedrooms and easy maintenance gardens to the front and rear with driveway allowing ample off road...

Entrance Hall
Double glazed door to the entrance and side panel window, stairs leading to the first floor landing, radiator and ceiling light point, doors leading to the lounge and bathroom.

Bathroom
Three piece suite comprising of panelled bath with shower over, wall sink, low level w.c, tiled elevations to complement, double glazed window, ceiling light point and radiator.

Lounge
21'9" x 10'2" (6.63m x 3.1m)
Double glazed window to the front, double doors to the dining room, feature fire set on a hearth, ceiling light point and radiator.

Dining Room/Kitchen
15'8" x 16'5" (4.78m x 5m)
Dining area comprising of double glazed window, double glazed door leading to the rear garden, space for dining table, wall and base units allowing additional storage, tiled floor. Kitchen area comprising of wall, base and drawer units with contrasting work surface, stainless steel sink drainer unit, gas hob and oven, ceiling light point and double glazed window.

First Floor Landing
Double glazed window and doors to all bedrooms.

Bedroom One
9'10" x 11' (3m x 3.35m)
Double glazed window, ceiling light point, radiator and fitted robes.

Bedroom Three
8'6" x 8' (2.6m x 2.44m)
Double glazed window, ceiling light point and radiator.

Bedroom Two
11'6" x 7'11" (3.5m x 2.41m)
Double glazed window, ceiling light point and radiator.

Front Garden
Easy maintenance garden to the front, double gated access and driveway allowing off road parking for ample cars.

Rear Garden
Easy maintenance garden to the rear, patio, shed area, fence and hedged perimeter.

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.