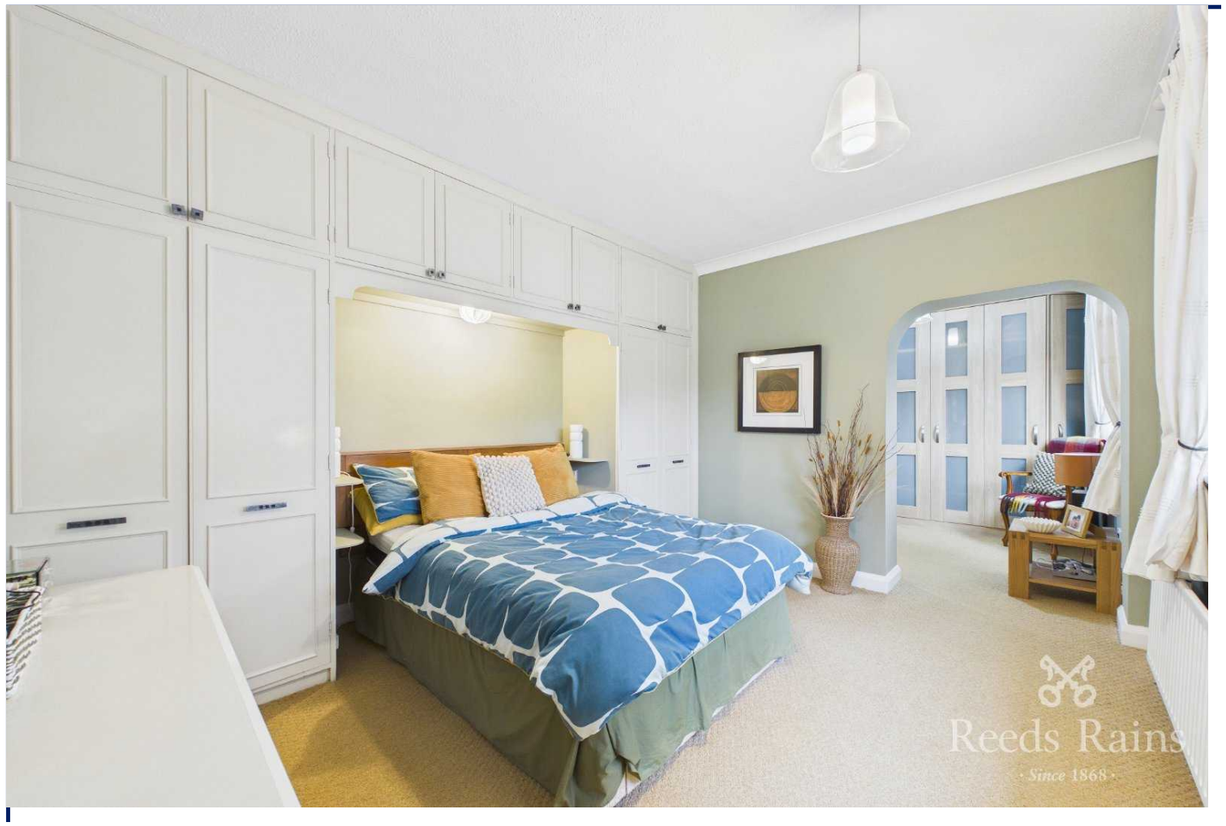
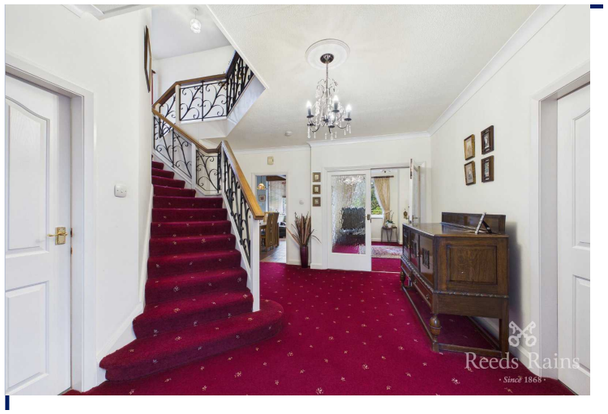


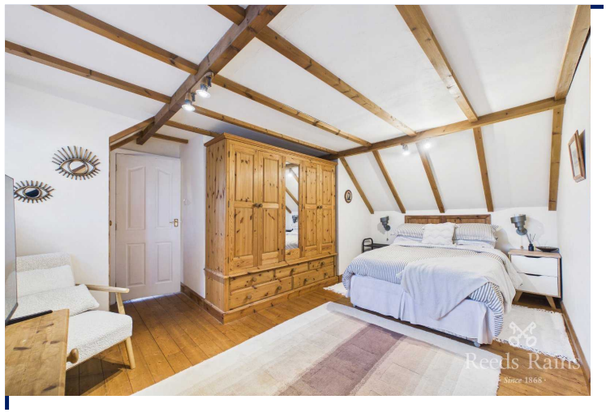


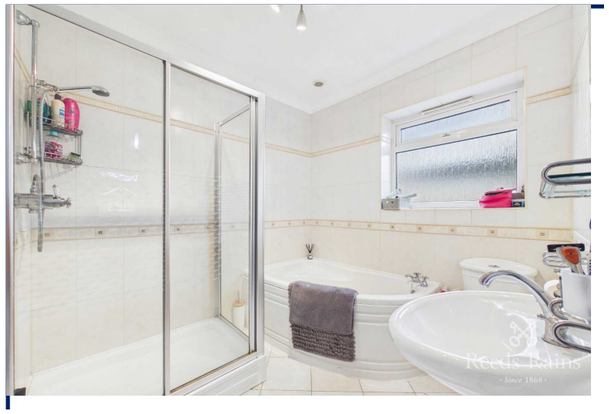












Pear Tree Road, Clayton-le-Woods, Chorley, Lancashire, PR6

Asking Price: £550,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Pear Tree Road, Clayton-le-Woods, Chorley, Lancashire, PR6

Asking Price: £550,000 Freehold

Council Tax Band:
EPC Rating: D

This most handsome detached home occupies a magnificent plot of 0.30 Acres OTA and offers flexible and well proportioned living spaces which must be viewed to be fully appreciated. Pear Tree Road is an attractive setting with each house having its own individual style and character, the uniqueness of each home adding to the desirability, character and charm of the location. The property rests on a beautiful, private plot with mature landscaped gardens encapsulating the house. Internally is exceptionally well proportioned and thoughtfully laid out, comprising; spacious entrance hall with feature galleried landing, lounge with doors off to the study/office, dining kitchen with range cooker and seating area overlooking the rear garden, handy rear porch/utility room, WC and then two ground floor double bedrooms - the larger benefiting from a dressing room and en-suite. The first floor is well proportioned with a large light and airy landing, attractive bathroom and there are then two further double bedrooms - the larger benefiting from an en-suite. Externally the property has a large driveway, providing plenty of off road parking leading to a car port and an exceptional sized garage/workshop. There is a good size lawned garden offering plenty of room for children to play whilst outdoor patio areas provide the perfect space for al fresco dining and entertaining. A large natural pond with adjacent decked patio provides a tranquil setting and attracts an abundance of wildlife. The property is most conveniently positioned, offering easy access to excellent commuter links - the M61 motorway is just a short drive away as is Buckshaw Parkway railway station offering direct links to Manchester City Centre. Nearby are both Chorley and Leyland town centres which offers a host of amenities, pubs and restaurants. In addition to this excellent array of facilities there is some of the finest countryside in the area on your doorstep along with locally well regarded public and private schooling. Internal inspection is highly recommended to fully appreciated this beautiful home and magnificent setting. NO CHAIN.

Ground Floor

Entrance Hall
UPVC double glazed window to front. Stairs to first floor. Two central heating radiators. Coved ceiling. Double glazed door to front. Cloaks cupboard with access to downstairs WC.

Lounge
20'1" x 12'10" (6.12m x 3.9m)
Attractive feature fireplace housing a coal effect living flame gas fire. Two central heating radiators. Coved ceiling. Two UPVC double glazed windows to rear.

Study/Office
8'7" x 8'2" (2.62m x 2.5m)
Laminate flooring. Central heating radiator. UPVC double glazed window to rear.

Ground Floor WC
Fitted with a modern two piece suite in white, comprising; low level WC and vanity unit wash hand basin. Tiled flooring. Part tiled walls. Heated towel Under-stairs storage cupboard.

Dining Kitchen
16'5" (5.01) x 12'1" (3.69) Excluding Seating Area
A spacious dining kitchen fitted with a good range of wall, base and drawer units with contrasting work surfaces incorporating a one and a half bowl stainless steel sink and drainer unit with chrome mixer tap. Space for range style cooker with extractor fan built over. Plumbed for dishwasher. Tiled flooring. Tiled splash backs. UPVC double glazed window to side. UPVC double glazed windows to rear.

Utility
5'3" x 5'3" (1.6m x 1.6m)
Tiled flooring. Space for washing machine, dryer and fridge freezer. UPVC double glazed windows and door out to rear.

Bedroom Two
13' x 11'1" (3.96m x 3.38m)
Fitted wardrobes and overhead storage with matching dressing table and drawer unit. Central heating radiator. Coved ceiling. UPVC double glazed window to front. Arch opening to:-

Dressing Room
8'8" x 7'10" (2.64m x 2.4m)
Fitted wardrobes. UPVC Double glazed window to front.

En-Suite
8'7" x 7'3" (2.62m x 2.2m)
Spacious en-suite fitted with a four piece suite, comprising; corner bath, double width shower cubicle, pedestal wash hand basin and low level WC. Tiled flooring. Tiled walls. Heated towel radiator. Coved ceiling. Extractor fan. UPVC double glazed window to side.

First Floor

Bedroom Three
14'9" x 14'5" (4.5m x 4.4m)
Central heating radiator. Coved ceiling. UPVC double glazed window to Front.

Landing
Ornate balustrade. Large UPVC double glazed window to side. Loft access.

Bathroom
Spacious family bathroom fitted with a four piece suite in white, comprising; panelled bath, step in shower cubicle, pedestal wash hand basin and low level WC. Part tiled walls. Dado rail. Central heating radiator. Two built in storage cupboards. UPVC double glazed window to side.

Bedroom One
16'6" x 10'5" (5.03m x 3.18m)
Exposed floorboards. Eaves storage. Door to vast loft space. Central heating radiator. UPVC double glazed window to front.

En-Suite
8' x 6'6" (2.44m x 1.98m)
Fitted with a three piece suite, comprising; step in double width shower cubicle, pedestal wash hand basin and low level WC. Heated towel radiator. Exposed floorboards. Tiled walls. Coved ceiling. Extractor fan UPVC double glazed window to side.

Bedroom Four
10'4" x 9'3" (3.15m x 2.82m)
Central heating radiator. Eaves storage. UPVC double glazed window to rear.

External
The property occupies a magnificent, sizeable plot measuring approx 0.30 acres OTA. To the front is a large driveway, providing plenty of off street parking, leading to the large garage/workshop and car port which provides additional covered parking. There is a good size lawned garden offering plenty of room for children to play whilst outdoor patio areas provide the perfect space for al fresco dining and entertaining. A large natural pond with adjacent decked patio provides a tranquil setting and attracts an abundance of wildlife.



For full EPC please contact the branch.

Garage/Workshop
An amazingly spacious garage/work shop area with power and light connected, housing the recently installed Worcester central heating boiler. This space oozes potential to convert into additional living accommodation if desired, subject to the relevant permissions being obtained.

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.



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.

Other important information which you will need to know about this property can be found at reedsrains.co.uk