

HOME  TRUTHS

34 Pear Tree Road, Croston

Leyland


£1,000 pcm



34 Pear Tree Road

Croston, Leyland

Spacious two bedroom semi detached property with two double bedrooms, conservatory and loft room, available to let immediately. The property sits on a large plot and the driveway affords parking for several vehicles with gated access to the side of the property. Step inside to the hallway and from there into the lounge with feature open fireplace. Double doors lead to the large conservatory which can double as a reception room or office. The kitchen comprises a range of wall and base units with gas hob, double electric oven and grill, fridge freezer and space power and plumbing for other appliances.

Step outside and there is handy storage by the back door and the private garden is very low maintenance so you can relax and enjoy it. Towards the bottom of the garden is a large home office with power and light with the garden continuing onwards leading to additional storage.

To the first floor are two double bedrooms, with the smaller having stairs up to the loft room, and the family bathroom comprising wash hand basin, wc and bath with separate electric shower over. The loft has been converted into a delightful space with roof lights and views over the village.



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The property requires a deposit of £1,153 including a holding deposit of £230. The Zero Deposit Scheme is also available.

Council Tax band: B

EPC Energy Efficiency Rating: D

- Two bedrooms with extra loft room
- Garden room
- Large conservatory
- Plenty of garden storage sheds
- Zero Deposit Scheme
- Virtual tour
- Available now



HOME  TRUTHS

Eccleston Branch

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Coppull Branch

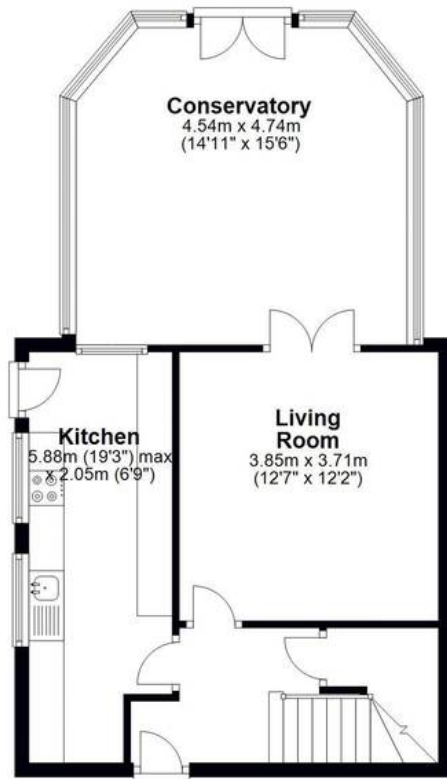
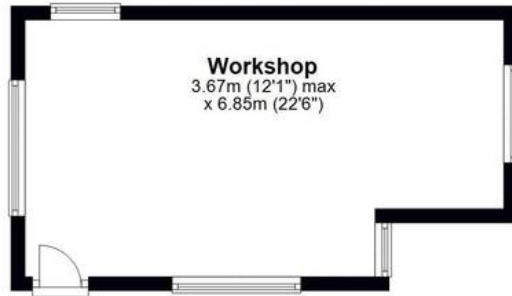
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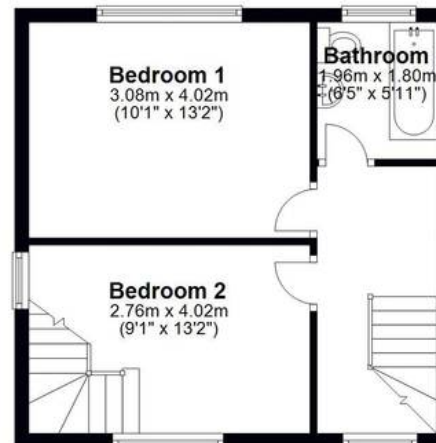
Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



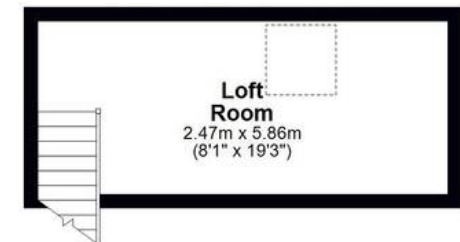
First Floor

Approx. 34.4 sq. metres (370.5 sq. feet)



Second Floor

Approx. 14.5 sq. metres (155.7 sq. feet)



Total area: approx. 127.7 sq. metres (1374.5 sq. feet)

THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING
Plan produced using PlanUp.