



Maria B Evans Estate Agents Limited

16 Pear Tree Road, Croston PR26 9HU

Offers in the region of £199,000



- Three-bedroom, semi-detached property in Croston Village
- Offering excellent potential
- Entrance hallway guiding to spacious and open reception-dining room
- Ground floor office room
- Modern, well-appointed kitchen with integrated appliances
- Ground floor two-piece w.c.
- Three double rooms to the first floor
- Serviced by a three-piece family bathroom
- Off-road parking for multiple vehicles
- Well-established gardens to the front and rear
- Attached, brick outbuilding and timber storage shed
- Ideal position for access to local village amenities

This three-bedroom, semi-detached property offers excellent potential to be a modern family home with an open-plan reception and dining area, home office, cloakroom, and a contemporary kitchen to the rear. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a generous driveway to the front and a well-established rear garden as well as enjoying close proximity to local convenience shops, restaurants, cafes and public houses.

Welcome in...

Accessed via a solid oak door with opaque glazed side panels, the property opens into a spacious and welcoming entrance hall, where natural light filters through, complemented by a stained-glass window and a pendant light with integrated fan. Stairs rise to the first floor on the right, while the hall is finished with oak-effect flooring, a decorative radiator cover, and an alcove ideal for display.



Where living happens...

To the left, an oak door with glazed insets leads into a generously sized reception room featuring oak flooring, two pendant lights, and a television point. A front-facing window allows for plenty of natural light, while a characterful open fireplace with a decorative tiled hearth, stone surround creates a focal point and features a decorative arch to the side. (The fireplace may need some work before use).



A subtle partition separates this space from the dining area, which also benefits from an open fireplace, fitted shelving, a front-facing window, and a pendant light with fan.



The study offers a well-proportioned and versatile space, complete with a pendant light and direct access through to the kitchen.



Fitted with grey wall and base units accented by black fittings, the kitchen has a contemporary feel and is finished with light grey laminate flooring. The kitchen units provide ample storage and are complemented by a tiled splashback and a range of integrated appliances, including a double oven and grill and an induction hob with hooded extractor above. A porcelain sink is positioned beneath a rear-facing window, while there is plumbing in place for an automatic washing machine, space for a refrigerator/freezer, and a breakfast bar for informal seating. Flooded with natural light from two Velux windows and enhanced by pendant lighting, the kitchen enjoys a bright and airy feel whilst a stable-style oak door with a glazed inset provides access to the rear.



Bifold doors open into the ground floor WC, fitted with a low-flush toilet and a wall-mounted wash hand basin. The space is finished with dark green subway tiles to three-quarter height, creating a stylish backdrop, and complemented by warm wall lighting.



Bedrooms and bathrooms...

The landing provides access to all three bedrooms and the bathroom via oak-panelled doors with brass handles. There is a rear-facing window and also access to the loft from here.



The principal bedroom is a well-proportioned room, featuring an integrated double wardrobe with additional storage above, along with two further fitted double wardrobes. It is complemented by a pendant light with fan, a front-facing window, radiator, and a central fireplace with a decorative tiled hearth and wooden mantel.



The second bedroom is another comfortable double, benefiting from a front-facing window, radiator, and overhead lighting.

The third bedroom is a single room with an integrated storage cupboard, rear-facing window, radiator, and ceiling light.



The bathroom is fitted with a three-piece suite, having tiling to splashback areas a combination of black and white tiles. It comprises a bathtub with an electric shower over and glazed screen to the side, a vanity wash hand basin with a wall-mounted cabinet above, and a close-coupled w.c. A chrome heated towel rail and opaque window complete the space.



Yours to cultivate...

The garden is initially laid to shale, with external lighting to the house providing evening illumination. A pathway continues along the side of the property, flanked by planted beds, leading to a bin store, water tap, and a timber gate offering access to the front.



The main garden is predominantly laid to lawn, with a winding stepping stone path guiding you to a timber summerhouse. This private space is enclosed by mature hedging and trees.



To one side, a timber pitched roof provides shelter to another seating area which has a decorative tiled flooring and additional storage to both sides. Further storage space is provided by a brick outbuilding attached to the main property with power and light, which leads through to a further timber storage shed.



To the front, a block-paved driveway offers parking for multiple vehicles and a planted area to the side, shaded by a mature weeping willow tree.

On your doorstep...

This charming and picturesque village offers a quintessential countryside lifestyle, surrounded by beautiful walking routes along the River Yarrow and open rural landscapes. Perfectly positioned, Croston enjoys excellent connectivity to nearby villages including Rufford and Tarleton, while also being within easy reach of Eccleston and Mawdesley, both known for their rural charm and community feel. For commuters, Croston is well placed for connections to Preston, Southport, and Wigan, and has its own train station. This enviable position allows residents to enjoy peaceful village living without compromising on accessibility.



The property itself is within walking distance of local convenience shops and public houses such as The Wheatsheaf and The Lord Nelson, alongside popular dining spots including Out Lane Social and the delightful café Thyme on the Yarrow. Adding to the village's appeal is the exciting prospect of the new Black Rabbit, further enhancing its thriving food scene.

With its historic village church, strong sense of community, and proximity to highly regarded schools, Croston presents itself as a true all-rounder- perfect for families, professionals, and those seeking an idyllic yet well-connected place to call home.

Viewing is strictly by appointment through Maria B Evans Estate Agents

We are reliably informed that the Tenure of the property is Freehold

The Local Authority is Chorley Borough Council

The EPC rating is D

The Council Tax Band is B

The property is served by mains drainage

This property is of pre-fabricated construction

Please note:

Room measurements given in these property details are approximate and are supplied as a guide only. All land measurements are supplied by the Vendor and should be verified by the buyer's solicitor. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Maria B. Evans Estate Agency cannot be held responsible for any faults found. No responsibility can be accepted for any expenses incurred by prospective purchasers.