



## Pear Tree Cottage

Pudding Pie Nook Lane,  
Goosnargh, Preston, PR3 2JL

**£425,000 Region**

Viewing: Strictly by prior appointment through Richard Turner & Son Bentham Office.

A newly developed modern barn conversion situated in a semi-rural yet desirable location.  
Detached stone built 2 bedroomed property with large garden area extending to circa 3,500 sq ft.

Council Tax Band **D**

Energy Performance Certificate Band **D**

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

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## Accommodation Comprising:-

### **Ground Floor:**

#### **Kitchen/Living Room:**

An open plan living area with fitted kitchen and peninsular with access from the front door or bi-fold patio doors to the side and garden area. Modern style wall and base units provide a practical and compact kitchen having the benefit of Neff induction hobs, Neff work surface pop up extractor fan unit, Neff fan assisted oven with slide under door, Single sink and drainer with mixer tap and separate hose attachment. The Kitchen benefits from a fitted Bosch dishwasher, Neff built in combination microwave oven and integrated fridge freezer. All wall units are fitted with under unit worktop lighting and the Kitchen/living has 9 double sockets, 2 single electric sockets, TV and internet points. The Room is finished with high quality 18mm engineered wood flooring throughout, dimmable spot lights to the ceiling and a feature electric fire with ambient flame effect lighting.

#### **Main Bedroom:**

A double size room to the rear of the property, fitted with high quality 18mm engineered wood flooring, spotlights to the ceiling and bedside lamp sockets on a dimmer switch. The room is fitted with a panel wall radiator, 3 double electric sockets and TV point.

#### **Bedroom 2:**

A double size room to the rear of the property with high quality 18mm engineered wood floor, spotlights to the ceiling with 2 double electric sockets and TV point.

#### **Family Bathroom:**

A highly functional bathroom fully tiled throughout to provide a 3 piece suite with underfloor heating. The bathroom offers a high power mains walk-in shower unit and glass partition, heated towel rail, extractor fan, spot lights to the ceiling, vanity unit and single porcelain sink with mixer tap and illuminated mirror over. The bathroom has a tiled floor and ample storage cupboards.

#### **Utility Room:**

The utility room offers good space for housing the combination Baxi boiler, plumbed with space for washer/dryer. The room houses the CCTV system, BT broadband internet router and mains electric fuse box.

**Services:** Mains water and electricity, LPG gas fired central heating and a septic tank drainage system.

**Tenure:** Freehold with vacant possession upon completion.

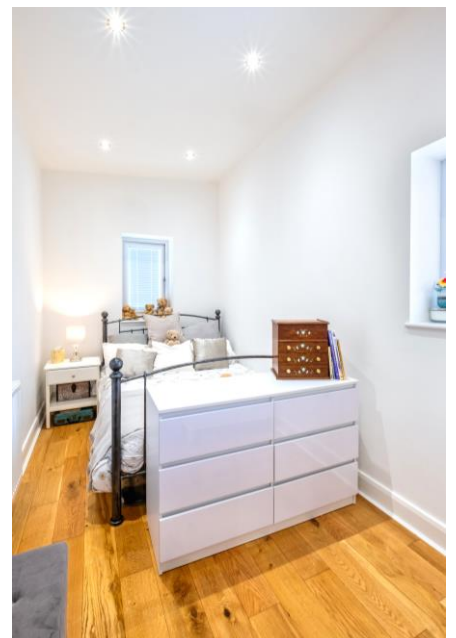
**Solicitors:** Napthens Solicitors, Jubilee House, East Beach, Lytham St Annes, FY8 5FT. Tel: 01253 622 305.

**Agents:** Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF.  
Tel: 015242 61444. **Through whom all offers and negotiations should be conducted.**

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

**Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.**



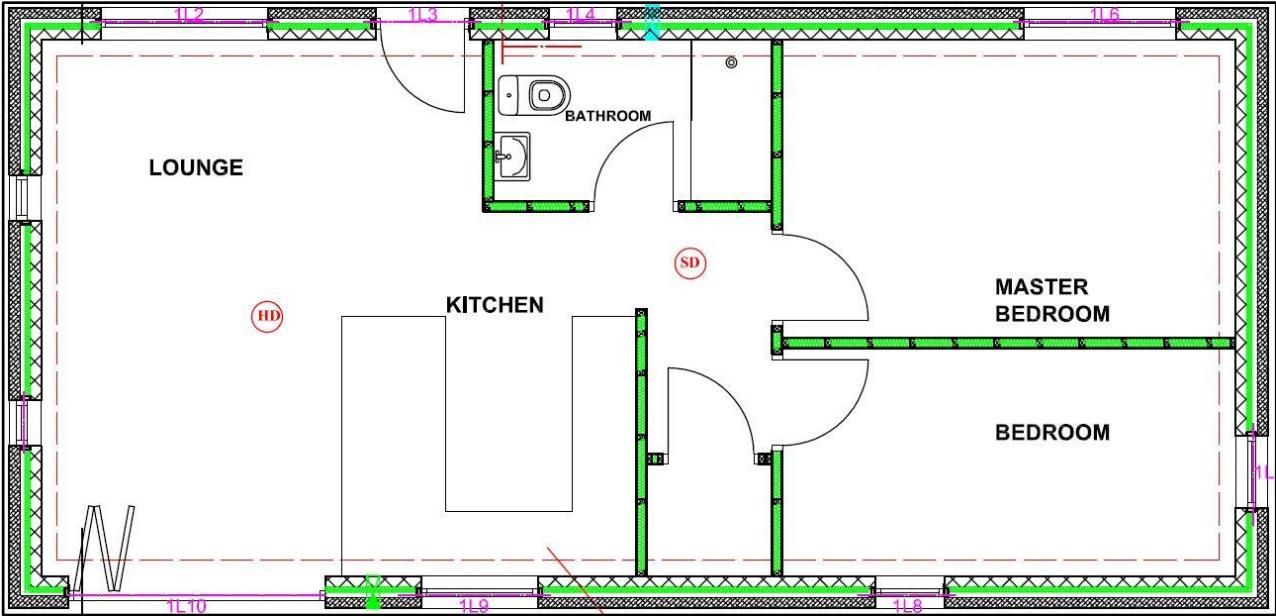




Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		102   A
81-91	B		
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		

Floor Plans





## Location Plan



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