



LAWRENCE ROONEY
ESTATE AGENTS

91 Pear Tree Cottage, Chapel Lane,
Longton, Preston, Lancashire PR4

£599,950

91 Pear Tree Cottage, Chapel Lane, Longton, Preston, PR4 5WA

Most deceptive and individual detached property offered for sale with NO CHAIN DELAY.

- Spacious & Versatile Detached Property
- Four Double Bedrooms
- Village Centre Location
- Generous Secluded Rear Garden
- NO CHAIN DELAY
- Impressive Pergola With Barbecue
- Council Tax Band D
- Potential to create an Annexe

Pear Tree Cottage is a charming and most impressive residence conveniently located for access to Longton village centre. Offered for sale with NO CHAIN DELAY this versatile family home stands in a generous, secluded plot with well planned living accommodation arranged over ground first floors arranged in a flowing floor plan. The property has potential to create an annex. The living accommodation comprises: entrance porch, hallway, cloakroom, spacious lounge with feature windows set into a rustic brick chimney breast, sitting room or office, impressive kitchen with breakfast room, utility room, garden/dining room, lobby to access further reception room/bedroom with en-suite facilities. At the first floor the principal bedroom has access to a three piece en-suite shower room, three further double bedrooms and a luxury five piece family bathroom. Outside, a side driveway has off road parking available for approximately four cars, the fully enclosed rear garden is laid to lawn, paved pathways and ideal for outdoor entertaining is an extensive pergola with decking, attached rustic barbecue and space for a garage of garden room. Pear Tree Cottage is warmed by a gas fired central heating system and benefits from double-glazing throughout.





GROUND FLOOR

Accessed via the entrance porch the ground floor accommodation begins with the hallway having stairs up to the first floor, opening through to the rear hall and access to the ground floor W.C. Taking to the passageway to the left the first reception room is a cosy sitting room or home office with brick fireplace, alcove storage, internal stained glass windows and rear internal window. The principal reception room is the large lounge featuring a rustic chimney breast housing a stove effect fire, feature windows set into side recesses, exposed beams and a set of glazed parliament style doors open into the dining/garden room. This light and airy reception room has a vaulted ceiling with Velux roof light, sliding patio doors open out onto the rear garden, wall light points and a wood effect tiled floor. From the garden room a rear hall has a stable door, access to a useful utility room and passage way back to the entrance hallway with access to the kitchen. Delightful hand crafted kitchen with rustic accents comprising: fitted units with contrasting Granite work surfaces, Island unit, Belfast style sink, space for a range style cooker within a brick chimney breast and wooden mantel over, space for appliances and open plan through to a breakfast/dining area. From the garden room there is access to a lobby with external door and a door through to a further reception room or bedroom with en-suite facilities. This sizable space has a vaulted ceiling with Velux roof light, three front windows and would be ideal as an annexe style studio room, the en-suite has space and plumbing available for a shower enclosure, fitted with a wash hand basin and low level W.C.





FIRST FLOOR

At the first floor the spacious landing has built in storage and provides access to the private spaces. The main bedroom has a rear window and access to a three piece en-suite shower room comprising: walk in tiled shower area, vanity unit with wash hand basin and low level W.C. The second double bedroom has dual elevation windows, built in wardrobes and a vanity unit with wash hand basin. The remaining bedrooms are both doubles. The luxurious family bathroom is expertly tiled and fitted with a five piece suite comprising: double end spa bath with LED lighting, corner shower cubicle, wash hand basin, bidet and low level W.C.



OUTSIDE

To the front brick wall to the boundary, gated access, lawn, rockery, borders planted with established shrubbery and gravel pathways. Side driveway has off road parking space for approximately four cars and gated access into the fully enclosed rear garden. The rear garden is laid to lawn, paved pathway leads to a pergola, fencing to the boundaries and the highlight is an extensive pergola with brick pillars and decking, perfect for outdoor entertaining and attached to a rustic brick barbecue. There would be space for garage or garden room.

GROUND FLOOR

1ST FLOOR

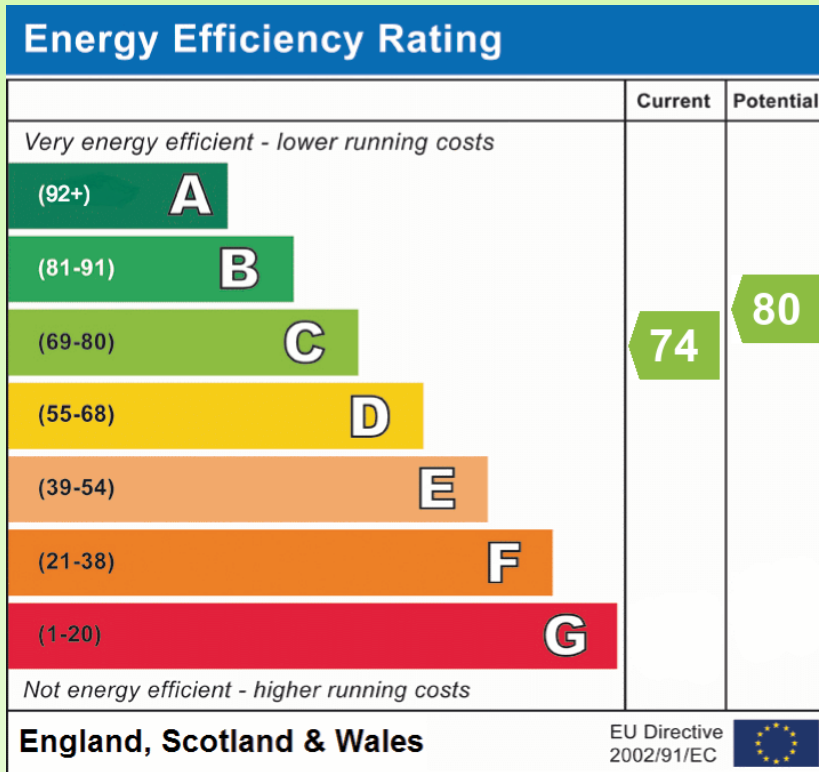


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