



## 12 Pear Tree Road, Clayton-Le-Woods, Chorley PR6 7JP

Price Guide £750,000



This beautifully presented property has been fully renovated and extended, making it an ideal opportunity for those looking for a move-in ready home in a desirable location. With its modern amenities and spacious layout, this house is sure to appeal to a wide variety of potential buyers.





With the addition of an integrated double garage and extensive paved patio and lawned gardens to the rear having the added benefit of privacy, this lovely home will appeal to an array of discerning buyers.

A side entrance door leads into a spacious hallway with stairs off to the first floor accommodation. The floor is tiled and there is underfloor heating throughout the ground floor accommodation.

There is a double glazed opaque window to the side and fitted with a concealed cistern w.c. and vanity wash hand basin with storage beneath. Part tiled walls and tiled floor.

From the entrance hallway there is access to the lounge/snug facing the front elevation, and a study/play room facing the side elevation.

This is the heart of the home with open plan living space which brings family and friends together. Bi-fold doors bring the outdoors in with its views over the private gardens perfect for socialising at any time of the year, or just enjoying the peaceful setting and a quiet night in.

Prior to entering the kitchen, to the left is a walk in pantry with floor to ceiling shelving. The dedicated kitchen is fully fitted with pale grey tall storage units, integrated fridge and freezer, drinks fridge, and two built in NEFF double ovens and combi oven. There is a surprise behind one of the double storage units in the shape of a breakfast preparation area with ample power sockets for all your start of the day needs.

A central island has complementary coloured cupboard and drawer fronts, and is a great working space with its inset one and half bowl stainless steel sink unit and Neff induction hob with Neff extractor hood. To the front of the breakfast bar an attached seating area sets the tone for the enjoyment of dining around a large, welcome table.

The floor is tiled for ease of cleaning and a ceiling lantern allows light in to the whole room.

There is a window to rear overlooking the gardens, and the floor covering is carpet to create a comfortable relaxing feel.

Fitted with a tall storage unit and base units with inset stainless steel sink. Plumbed for automatic washing machine and space for tumble dryer.

A door gives access to the double garage with electronically operated up and over door, and housing the wall mounted Worcester gas central heating boiler and hot water cylinder tank.

Oak and glass balustrade. Access to loft.

Dual aspect double glazed windows. A range of wardrobes are fitted to one wall. Radiator.

Fully tiled with double glazed opaque window to rear. Fitted with a walk in shower cubicle, vanity wash hand basin with storage beneath, and concealed cistern w.c. Heated towel rail.

There are three further double bedrooms and a family bathroom comprising panelled bath with shower over, wall mounted vanity wash hand basin and concealed cistern w.c. Heated towel rail.

The property is set on a generous plot with lawned gardens interspersed with shrubs and a well established magnolia tree. A newly built driveway provides off road parking for two/three cars, and leads to the double garage.

Good sized rear gardens with an extensive paved patio perfect for outdoor entertaining and a raised lawn with mature tree and shrub borders. The garden is not overlooked from the rear.

## A map of Central Lancashire showing the location of Clayton Green and Ayton Brook. The map includes labels for A6, B5256, and the Google logo. The map shows a network of roads and a river. A pin is placed on the road between Clayton Green and Ayton Brook. The map is titled 'CENTRAL LANCASHIRE'. The map data is from 2025.

### ▼ Ground Floor

**Living Room:**  
46.30 m<sup>2</sup> (50'0" x 7'7")

**Kitchen:**  
10.07 m<sup>2</sup> (10'6" x 7'7")

**Dining:**  
10.07 m<sup>2</sup> (10'6" x 7'7")

**Office:**  
5.95 m<sup>2</sup> (6'4" x 7'3")

**Bedroom:**  
11.24 m<sup>2</sup> (12'0" x 9'4")

**Bathroom:**  
4.97 m<sup>2</sup> (5'3" x 9'4")

**Staircase:**  
2.00 m<sup>2</sup> (2'1" x 9'4")

**Storage:**  
30.00 m<sup>2</sup> (32'0" x 9'5")

### ▼ 1st Floor

**Living Room:**  
46.30 m<sup>2</sup> (50'0" x 7'7")

**Kitchen:**  
10.07 m<sup>2</sup> (10'6" x 7'7")

**Dining:**  
10.07 m<sup>2</sup> (10'6" x 7'7")

**Office:**  
5.95 m<sup>2</sup> (6'4" x 7'3")

**Bedroom:**  
11.24 m<sup>2</sup> (12'0" x 9'4")

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4.97 m<sup>2</sup> (5'3" x 9'4")

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**Storage:**  
30.00 m<sup>2</sup> (32'0" x 9'5")

**Total area: 223.55 m<sup>2</sup>**

Drawing: This drawing is for informational purposes only and does not constitute a contract. All measurements, dimensions, and spatial allocations are approximate and should be independently verified. The layout and dimensions are subject to change without notice. The floor plan is not a substitute for a professional survey or architectural drawing. All rights reserved. No part of this drawing may be reproduced without the prior written permission of the architect.

Energy Efficiency Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		

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