

**£240,000**

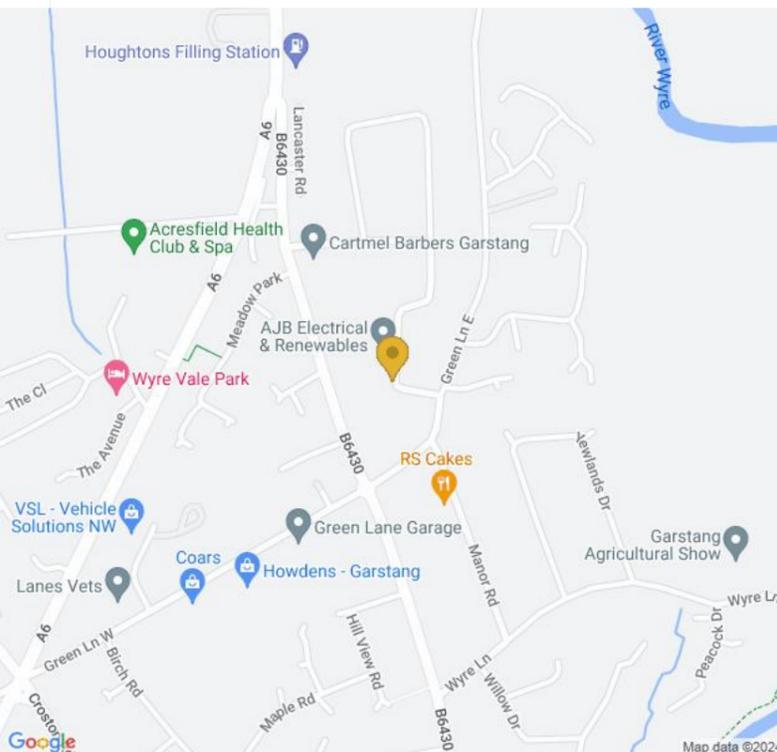
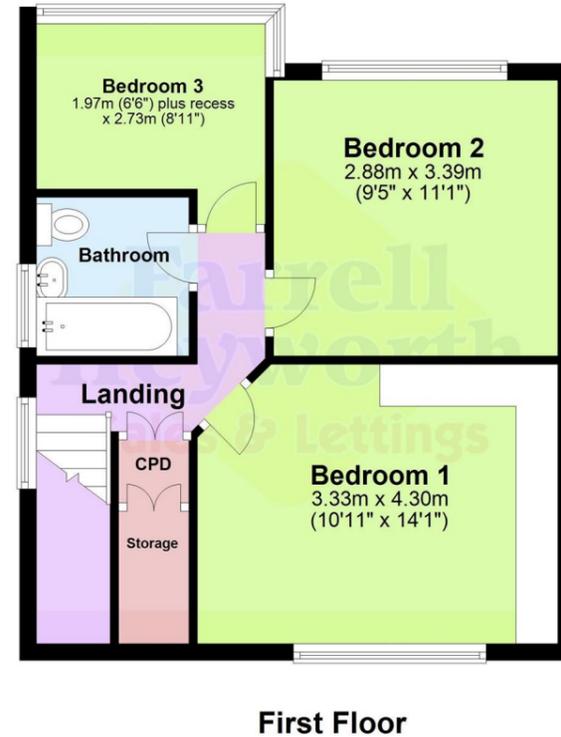
Bowland Road, Cabus,  
Preston PR3



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Well Presented Three Bedroom Semi Detached House**
- **Two Reception Rooms, Gas Central Heating, Double Glazing**
- **Enclosed Rear Garden, Ever Popular Location, Car Port**
- **Excellent Local Amenities, Highly Recommended**

**EPC D**

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Situated in an ever popular location, this is a well presented semi detached house offering well proportioned family accommodation with double glazing and warmed by a gas fired central heating system.

Internally, the accommodation comprises entrance porch leading to the hallway with staircase to the first floor and access to all rooms. The lounge is spacious and bright with a feature fireplace and bay window overlooking the front garden, dining room with window overlooking the rear garden and a kitchen with a range of fitted wall and base units with space for appliances. A bay window provides lots of light and overlooks the rear garden and an external door provides access to the side.

To the first floor are three bedrooms, two of which are double and a good size single. Bedroom one to the front benefits from a range of fitted wardrobes. The family bathroom is fitted with a three piece suite in white and there is storage accessed off the landing.

There is a carport to the side with double gates, driveway parking and garden to the front and an enclosed rear garden with a good degree of privacy with lawned garden and patio area.

Popular and convenient location with easy access of Garstang town centre and excellent range of amenities.

Internal inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band C



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