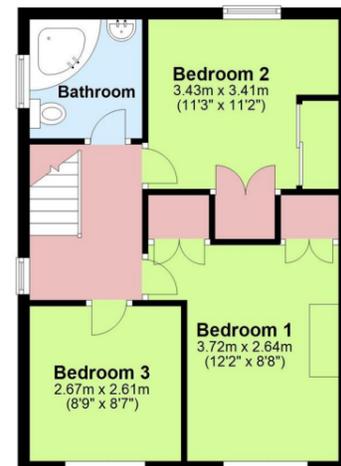


£209,000

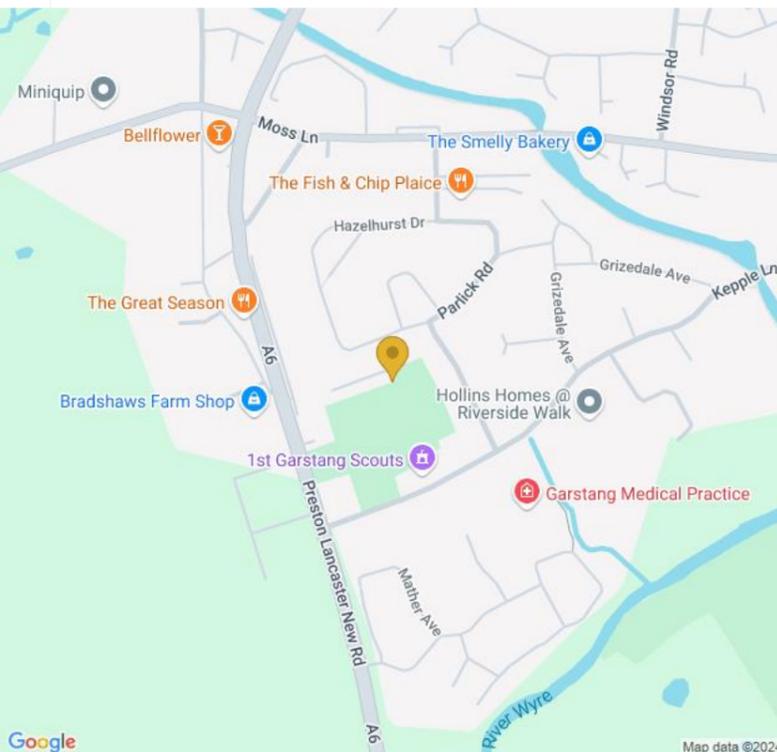
Parlick Road, Garstang,
Preston PR3



Ground Floor



First Floor



Garstang
7 The High Street
Garstang PR3 1FA

Tel: 01995 600666

Email: garstang@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/garstang>

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Extended Family Home in Popular Residential Location**
- **Lounge, Family Room, Office, Conservatory and Fitted Kitchen**
- **Three Good Sized Bedrooms to First Floor and Bathroom/WC**
- **Garden Frontage, Driveway to Side & Generous Enclosed Rear Garden**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC D

www.farrellheyworth.co.uk



This is an excellent opportunity to purchase this extended family home occupying a popular residential location in the market town of Garstang. The property affords many appointments including a gas fired central heating system, double glazing and a fitted kitchen. The location of the property is ideal for easy access to Garstang shopping and recreational amenities, schools, churches and public houses.

The property offers spacious accommodation over two floors and is accessed from the side leading into the entrance hallway with internal doors leading to the ground floor rooms, wc and a staircase providing access to the first floor, lounge and separate dining room/office. The kitchen is located to the rear and has been fitted with a range of units and has access to the family room extension. The family room has double glazed French doors leading into a double glazed conservatory providing a pleasant outlook over the garden. To the first floor the property has three good sized bedrooms with the master bedroom located to the rear and the other two located to the front. In addition there is a family bathroom fitted with a three piece suite.

Externally, to the front there is a block paved driveway to the side providing off street parking for several vehicles. To the rear the garden is enclosed.

Tenure: Freehold
Council Tax: Band B



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MAB 6451

