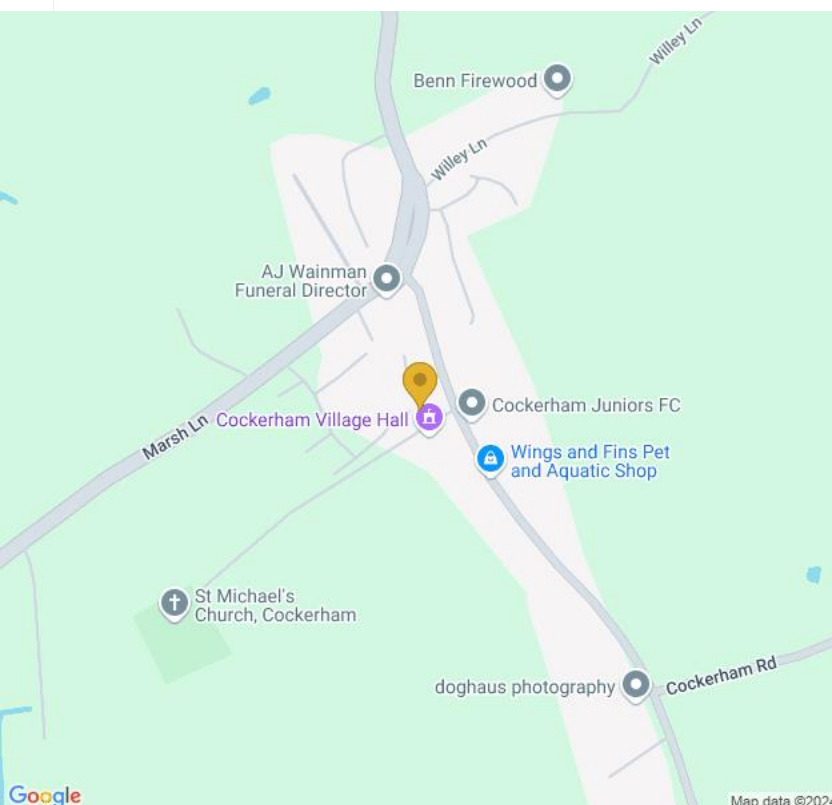


**£186,000**

Main Street, Cockerham,  
Lancaster LA2

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

**Garstang**  
**7 The High Street**  
**Garstang PR3 1FA**

**Tel: 01995 600666**  
**Email: [garstang@farrellheyworth.co.uk](mailto:garstang@farrellheyworth.co.uk)**  
**<https://www.farrellheyworth.co.uk/garstang>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Quaint, Well Presented Two Bedroom Cottage Style Home**
- **Bright Lounge, Modern Kitchen with Built in Appliances**
- **Three Piece Bathroom, Enclosed Rear Garden with Rural Outlook**
- **Excellent Location in the Village of Cockerham**

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.

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

**EPC E**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Farrell Heyworth Garstang are delighted to introduce you to this simply charming and excellently presented two bedroom mid terraced cottage style home.

The property is well located in the picturesque and ever popular village of Cockerham, convenient for access to the city of Lancaster, Lancaster university, The M6 and the market town of Garstang.

The ground floor comprises of a small entrance vestibule leading into a bright and characterful lounge, smart contemporary kitchen with integrated appliances and hall/porch area offering access to the rear garden.

On the first floor you will find two bright well sized bedrooms (front bedroom offering built in wardrobes) and a three piece family bathroom.

Externally the property offers a quaint rear garden with a beautiful countryside outlook.

Tenure: Freehold  
Council Tax: Band B

