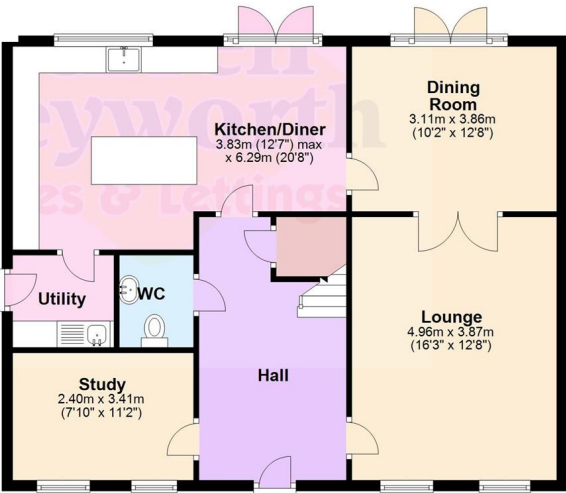
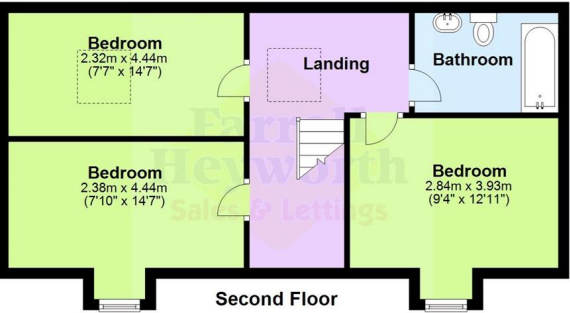


£499,950

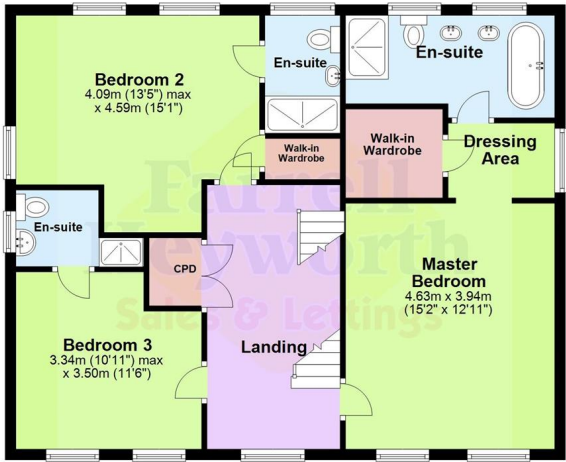
Nightingale Way, Catterall,  
Preston PR3



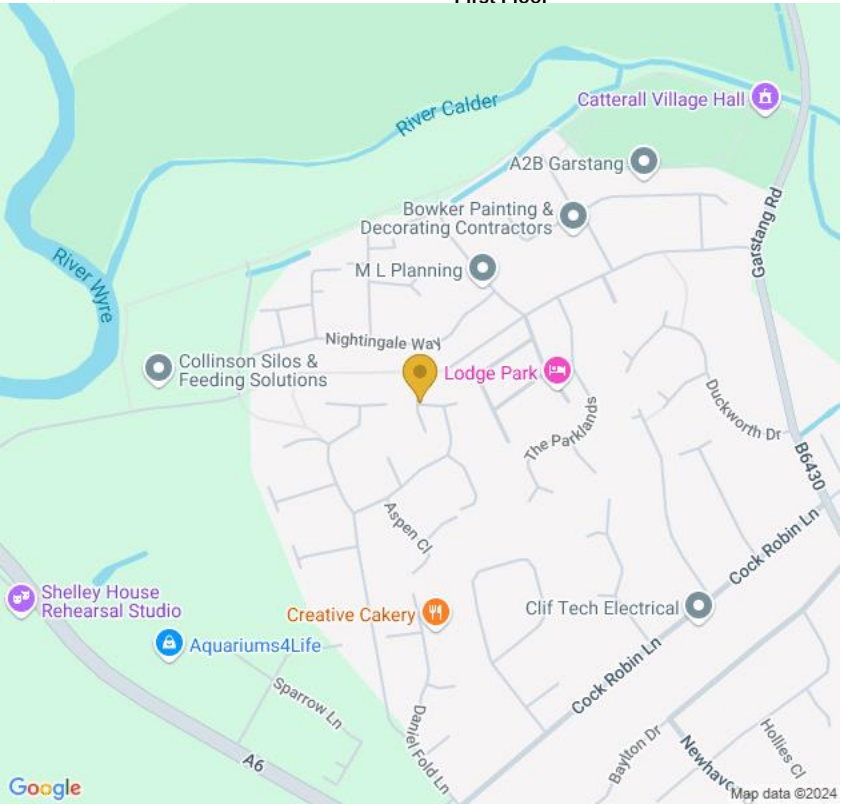
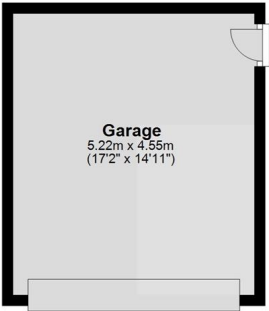
Ground Floor



Second Floor



First Floor



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>

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\*\***
- **Fantastic Modern Double Fronted Detached Family House**
- **Impressive Accommodation Arranged Over Three Floors**
- **Six Bedrooms, Three En Suite, Three Reception, Extensive Kitchen**
- **Double Garage, Immaculate Throughout, Highly Recommended**

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 C

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





Internal inspection of this generously proportioned detached family house can not come too highly recommended. Arranged over three floors, the living space is ideal for the growing family, tastefully decorated and presented to a high standard.

Double glazed and warmed by a gas fired central heating system, the accommodation comprises: Impressive warm and welcoming reception hallway with separate wc, study, lounge, separate dining room with French doors, utility room and a beautiful extensive fitted kitchen diner with complimentary island unit and French doors lending access to the rear garden.

To the first floor, there is an amazing master bedroom suite with dressing area, walk in wardrobe and four piece bathroom and two further double bedrooms with en suite shower rooms.

To the second floor, there are three further good sized bedrooms and a family bathroom.

Externally, there is a good sized enclosed rear garden with timber garden office with power and light supplied and a detached double garage with electrically operated doors.

The property is in an ever popular residential location and well placed for Garstang Academy, Golf and Country Club and within approximately two miles of Garstang town centre and its excellent range of amenities.

The size and layout of the accommodation is truly impressive, appointed to exacting standards and a real credit to the current owners.

Tenure: Freehold  
Council Tax: Band G









