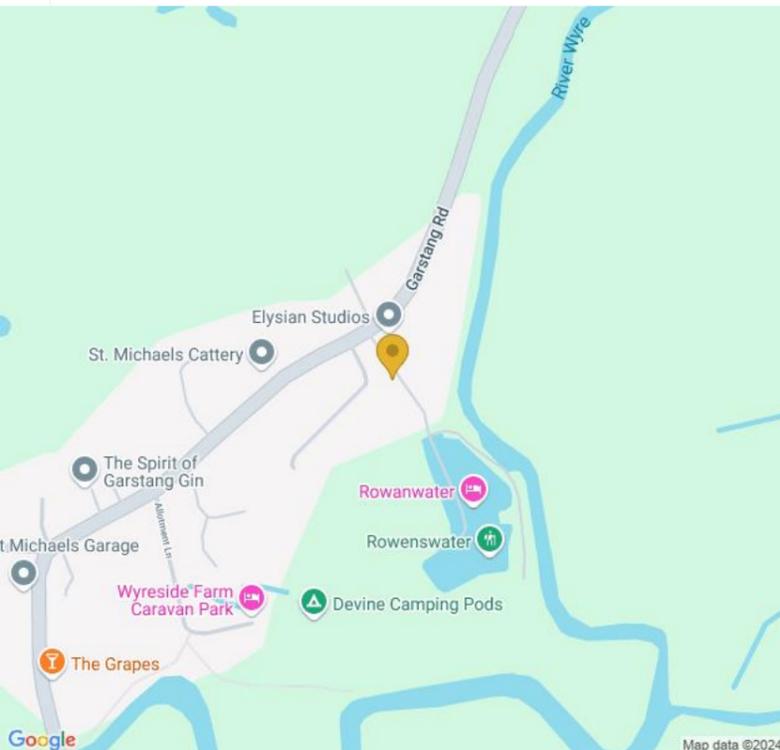


£225,000

Garstang Road, St.
Michaels, Preston PR3



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

Tel: 01995 600666

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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Luxury Lodge on a Small Residential Site in Scenic Rural Location**
- **Superbly Well Appointed, Substantial Plot, Great Local Views**
- **Modern Open Plan Living, Two Bedrooms Both with Ensuites**
- **Separate WC, Parking Surrounding Gardens and Secure Side 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.

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

Pending EPC

www.farrellheyworth.co.uk



This is an outstanding small development of high end lodges and this bespoke home is located on a prime residential plot. The lodge enjoys a large decking area with security lighting to the front aspect, taking advantage of the surrounding views.

The open plan kitchen/lounge /dining area has a fireplace with electric imitation wood burner with realistic log effect. The kitchen area has hi-spec base and wall units. There are worktops plus sink and integral appliances and a dining area, there are two good size bedrooms both with walk in wardrobes and their own ensuite shower rooms, for added convenience there is a separate WC. Externally there is a parking area, with surrounding gardens with a separate side and rear garden space.

The site takes advantage of the views of the River Wyre and surrounding hills which includes Parlick Pike, Marshaw, Dunsop, Jubilee Tower and the Trough.

Tenure: To be confirmed
To be confirmed information: Site Fees: £900 per quarter.

Council Tax: Band A



We can search 1,000s of mortgages for you

1 adviser - 80 lenders - 10,000 mortgage schemes!

Mortgage Advice Bureau | Call: 0800 389 1666 | Online: www.mortgageadvicebureau.com/farreltheyworth

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

MAB 6451



