

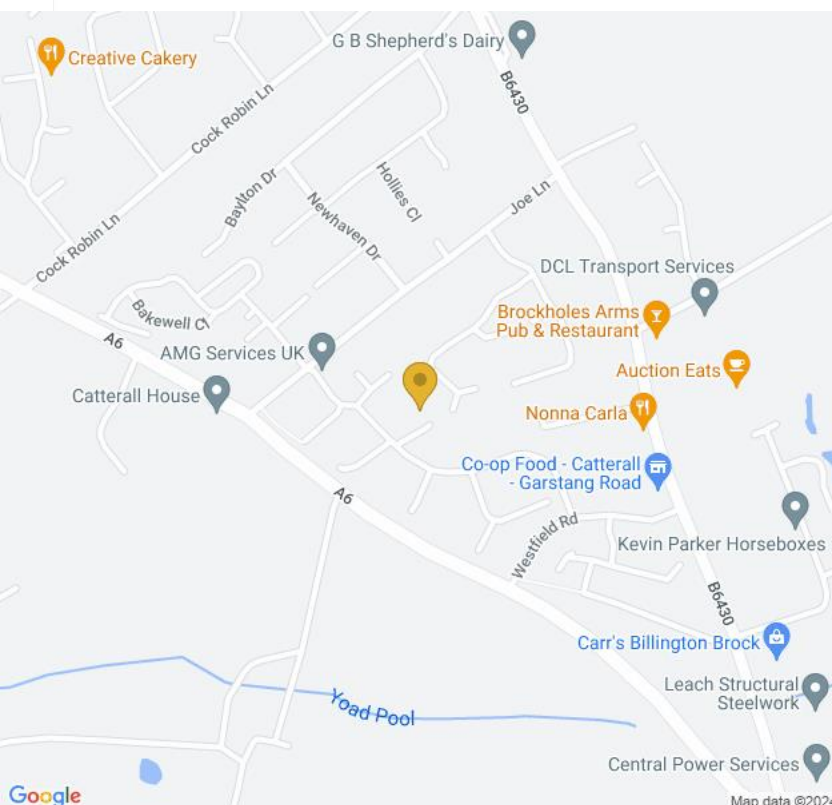
£390,000

Ashfield Rise, Claughton
On Brock, Preston PR3

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Fabulous Refurbished Modern Detached House On Corner Plot**
- **Four Bedrooms With En Suite And Fitted Wardrobes To Master**
- **Lovely Fitted Kitchen & Family Bathroom, Great Sized Lounge Diner**
- **Conservatory, Integral Garage, Enclosed Private Rear Garden**



**Farrell
Heyworth**
Sales & Lettings

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Company Details - Farrell Heyworth Limited.

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

Registered in England No. 3798432

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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



Occupying a corner plot within an ever popular residential development, this modern detached house has been refurbished to a high standard and incorporates a lovely replacement fitted kitchen with integrated appliances, ground floor wc, en suite shower room and tiled family bathroom.

Well presented, internal inspection of this well proportioned family house comes highly recommended in order to fully appreciate the size and configuration of accommodation to be found.

The property is double glazed, warmed by a gas fired central heating system and has south facing solar panels to the roof. Comprises: Hallway with separate wc, great sized through lounge diner with patio doors providing access into the conservatory, super fitted kitchen and separate utility room.

To the first floor, there are four bedrooms of which three are doubles with the master boasting a range of fitted furniture and a replacement en suite shower room.

There is a brick paved driveway/off road parking to the front lending access to the integral garage with up and over doors to the front and personal door to the side while to the rear, there is an enclosed garden with lawned and patio areas.

The property is well placed for local amenities including shops, bus routes, golf and country club and Community Academy. The historic market town of Garstang and it's fantastic range of amenities is within approximately two miles. Inspection comes highly recommended.

Tenure: Freehold
Council Tax: Band E





