



Garstang
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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

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

£360,000

St Annes Avenue, Great
Eccleston, Preston PR3

**Farrell
Heyworth**
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Modern Four Bedroom Detached House In Cul De Sac Location**
- **Open Aspects To The Front, Lovely Fitted Kitchen Area**
- **Beautiful Orangery, Utility Room, Ground Floor WC, En Suite**
- **Good Sized Enclosed Rear Garden, Garage, Double Width Driveway**

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 B

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An attractive modern detached house offering thoughtfully planned family accommodation situated in a sought after residential location on the outskirts of Great Eccleston Village. T

here is a good sized enclosed rear garden, an integral garage and double width driveway parking to the front.

The property is double glazed, warmed by a gas fired central heating system with accommodation briefly comprising: Hallway, lounge, fantastic fitted kitchen diner opening into a lovely orangery with French doors providing access into the rear garden, utility room and separate wc.

To the first floor, there is a master bedroom with en suite shower room, three further good sized bedrooms and a three piece family bathroom.

Cul de sac position with open aspects to the front. Internal inspection comes highly recommended.

Tenure: Freehold
Council Tax: Band E





