



**Garstang
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£465,000

**Brow Close, Little
Eccleston, Preston PR3**



- **VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- Impressive Four Bedroom Individual Detached True Bungalow**
- Good Sized Plot Within Select Close In Sought After Location**
- Great Sized Lounge, Generous Fitted Kitchen, Two Bathrooms**
- Detached Double Garage, Excellent Family/Retirement Home**

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.

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Rare opportunity to purchase this fantastic sized individual detached true bungalow with thoughtfully planned accommodation, ideal for those with a growing family or those seeking a larger than average retirement home.

Delightful location close to the award winning Cartford Inn, toll bridge and semi rural countryside. Great Eccleston village is within approximately half a mile.

The property occupies a good sized plot incorporating lawned garden areas to three elevations, a double width driveway and detached double garage with electric doors and attached store room. The generously proportioned living space comprises: Welcoming entrance hallway with cloaks cupboard, super sized lounge opening into a dining room, modern fitted breakfast kitchen, inner hallway, lovely modern fitted bathroom suite and four double bedrooms of which two have access to a jack and jill four piece en suite bathroom.

The property is double glazed and warmed by a modern oil fired central heating system with an additional wood burning fire in the lounge. Internal inspection comes highly recommended.

Tenure: Freehold
Council Tax: Band F





