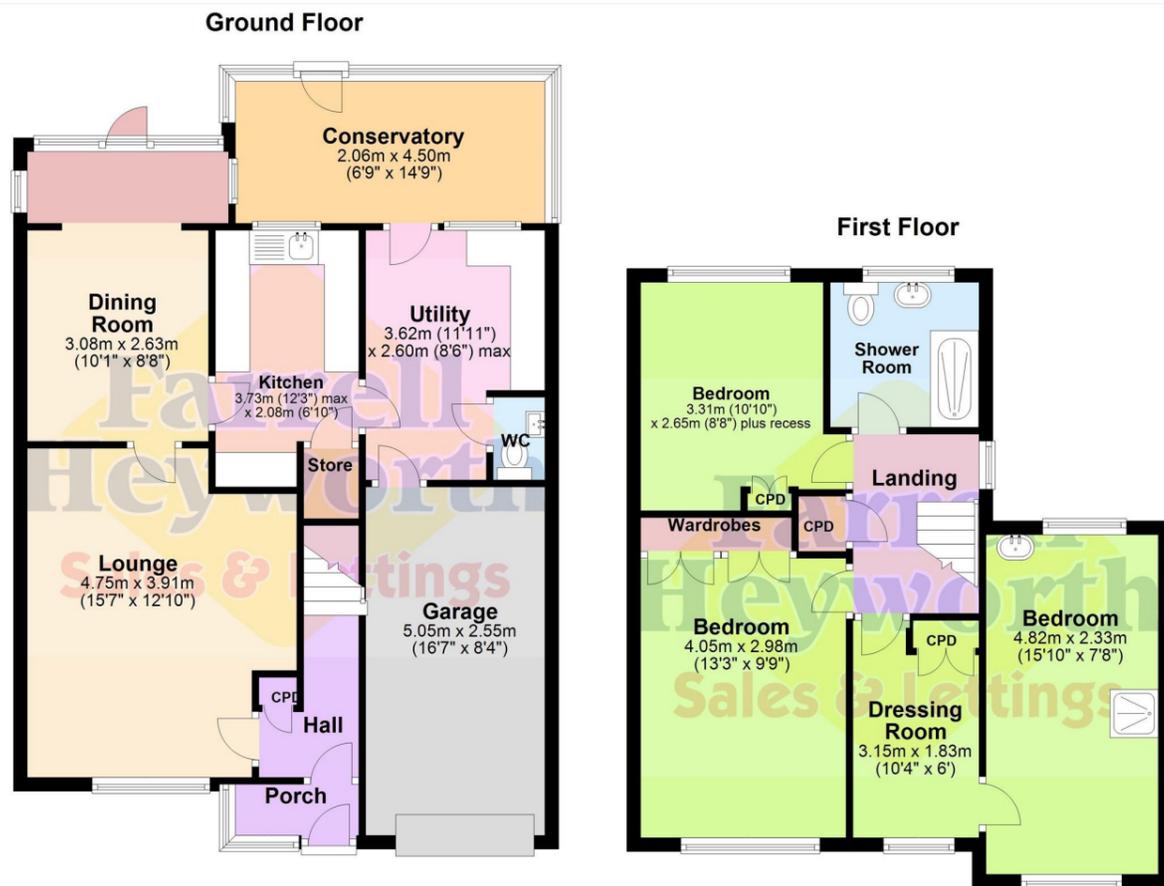
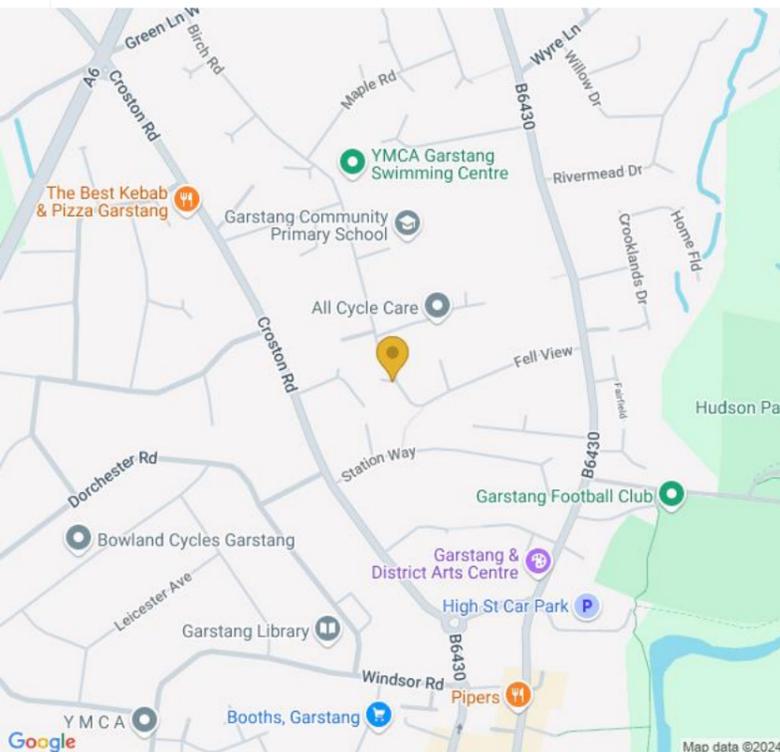


O.I.R.O
£325,000

Fell View, Garstang,
Preston PR3



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Detached House And Dressing Room**
- **Two Reception Rooms, Conservatory, Utility & Separate WC**
- **Integral Access Into Garage, Popular & Convenient Location**
- **Within Quarter Mile Of Town Centre & Excellent Amenities**



Garstang
7 The High Street
Garstang PR3 1FA

Tel: 01995 600666

Email: 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

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 D

www.farrellheyworth.co.uk



Situated within a quarter mile of Garstang town centre and an excellent range of amenities including shops, supermarkets, cafes, pubs and restaurants, this detached house is situated just off Lancaster Road in a popular cul de sac development and offers accommodation ideal for the growing family.

Downstairs comprises: Porch, hallway, lounge, dining room, kitchen, conservatory, utility room and separate wc. There is internal access from the utility room into the garage.

To the first floor, there is a shower room, three double bedrooms with shower cubicle and wash basin to the main bedroom and a dressing room.

To the rear, there is a mature garden that enjoys a good degree of privacy. Highly recommended.

Please Note: This property is part of a deceased's estate and The Grant of Probate has been applied for, until this has been granted a sale would not be able to proceed. All prospective purchasers should consider this before incurring any costs.

Tenure: Freehold
Council Tax: Band D





