

£249,500

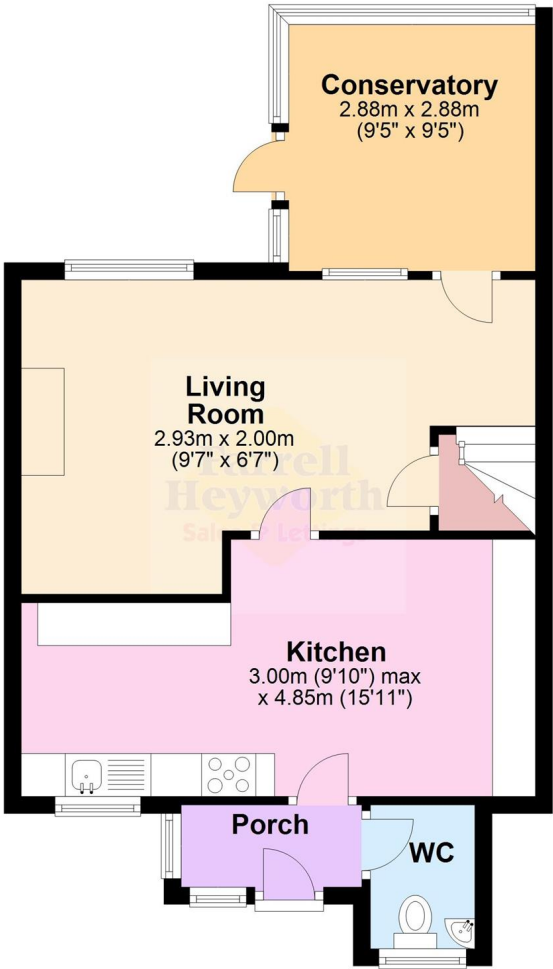
Gressingham Hall Mews,  
Gressingham, Lancaster  
LA2



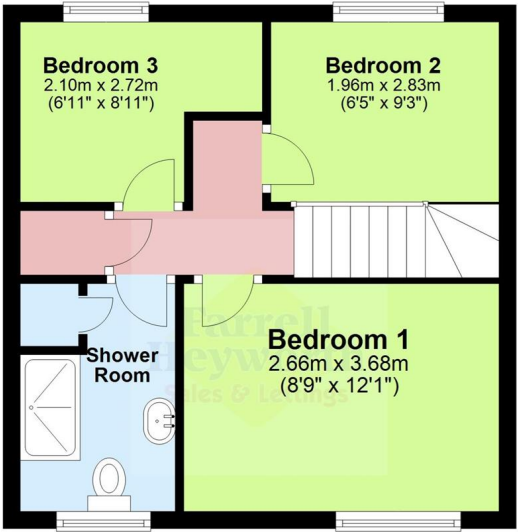
- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three Bedroom Terrace Cottage In Great Village Location**
- **Fitted Kitchen, Spacious Living Room With Wood Burning Stove**
- **Central Heating System, Conservatory, Rear Garden and Garage**
- **Super Hi Speed B4RN Internet installed. Call To Avoid Missing Out**

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[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



Ground Floor



First Floor



Lancaster  
18 New Street  
Lancaster LA1 1EG

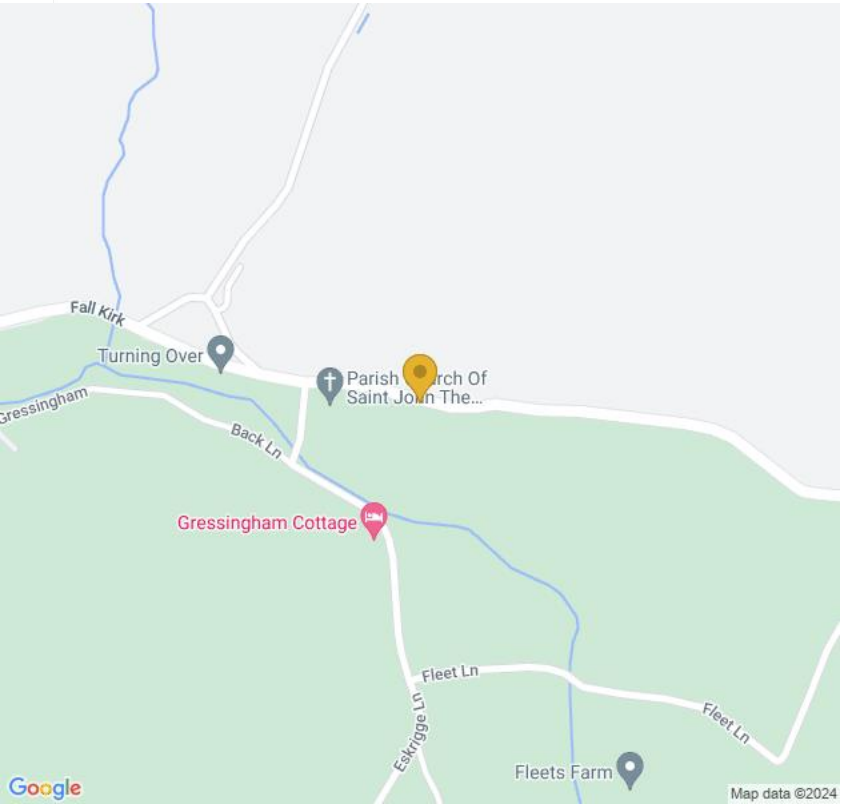
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Company Details - Farrell Heyworth Limited.

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



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.



Farrell Heyworth are delighted to offer for sale this charming three-bedroom terraced cottage in the much sought-after village of Gressingham, within the Forest of Bowland, an Area of Outstanding Natural Beauty.

The ground floor comprises an entrance porch, good-size dining kitchen, spacious living room with a wood-burning stove, lavatory, and a conservatory overlooking a beautiful length of lawn and garden.

The first floor comprises three bedrooms and a shower room, with an easily accessible attic above.

Externally, the garden includes a cosy, patioed nook nestled to the rear. The property also features a generously-sized garage, and a small front garden and patio.

The property maintains many of its original stone features, and has a central heating system.

Viewing is highly recommended to appreciate the unique character and location of the property on offer.

Tenure: Freehold  
Council Tax: Band C





