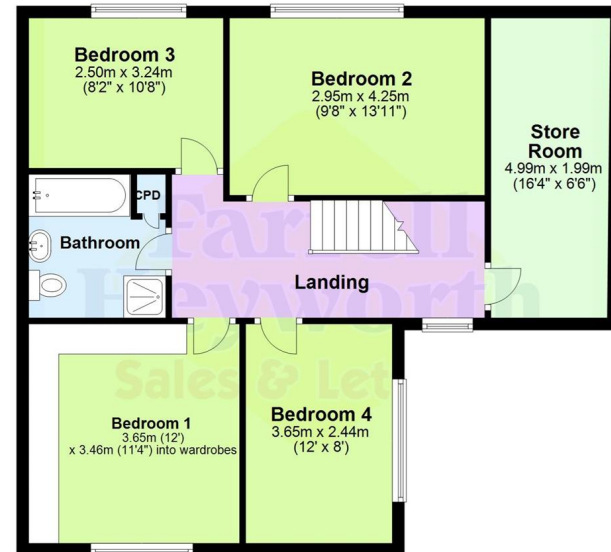
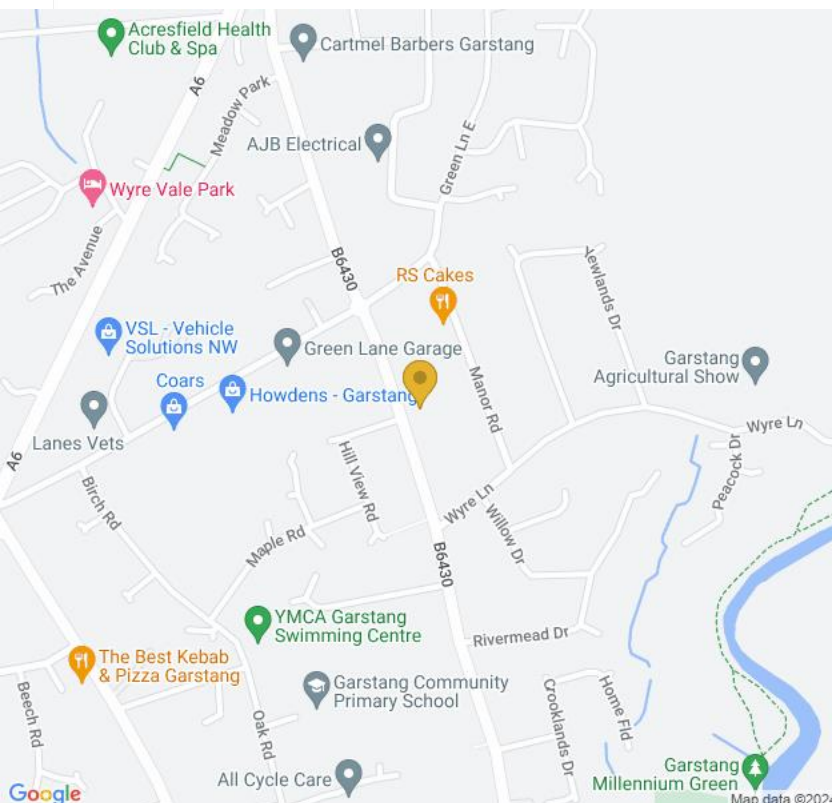




Ground Floor



First Floor



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

£499,950

Yewlands Drive, Garstang,
Preston PR3

**Farrell
Heyworth**
Sales & Lettings



- **** VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Individual Four Bedroom Detached House In Prime Location**
- **Two Generous Formal Reception Rooms, Snug, Study & Conservatory**
- **Fantastic Sized Rear Garden With Stunning Rural Outlook**
- **Four Piece Bathroom, Lovely Modern Fitted Kitchen**

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 in a prime residential location, this is a rare opportunity to purchase an individually designed detached house occupying a fantastic sized plot which adjoins open fields to the rear and boasts stunning rural aspects towards Beacon Fell, Nicky Nook and the River Wyre. The property is well served by a wide range of excellent amenities in Garstang town centre including shops, supermarkets, pubs, cafes and restaurants. There is also a weekly market held every Thursday stretching the length of the High Street offering a variety of stalls.

Double glazed and warmed by a gas fired central heating system, the well proportioned family accommodation comprises: Entrance porch, good sized entrance hallway with separate wc, great sized lounge and separate dining room, modern fitted kitchen, conservatory, snug and study/sitting room.

To the first floor, there are four bedrooms and a four piece bathroom. A doorway from the landing leads to a generous roof space area providing ample storage facilities.

There is a lawned and landscaped front garden and driveway providing ample off road parking. To the rear, there is a amazing sized lawned and landscaped garden that adjoins an open field used the first weekend of August each year to host the Garstang Agricultural Show. Internal inspection comes highly recommended.

Important Notice

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

Tenure: Freehold
Council Tax: Band F





