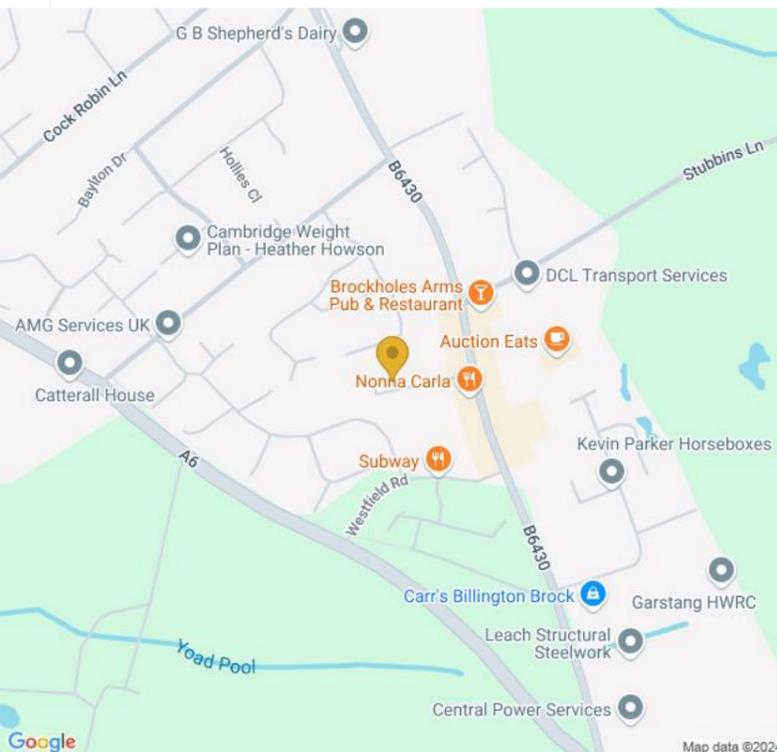
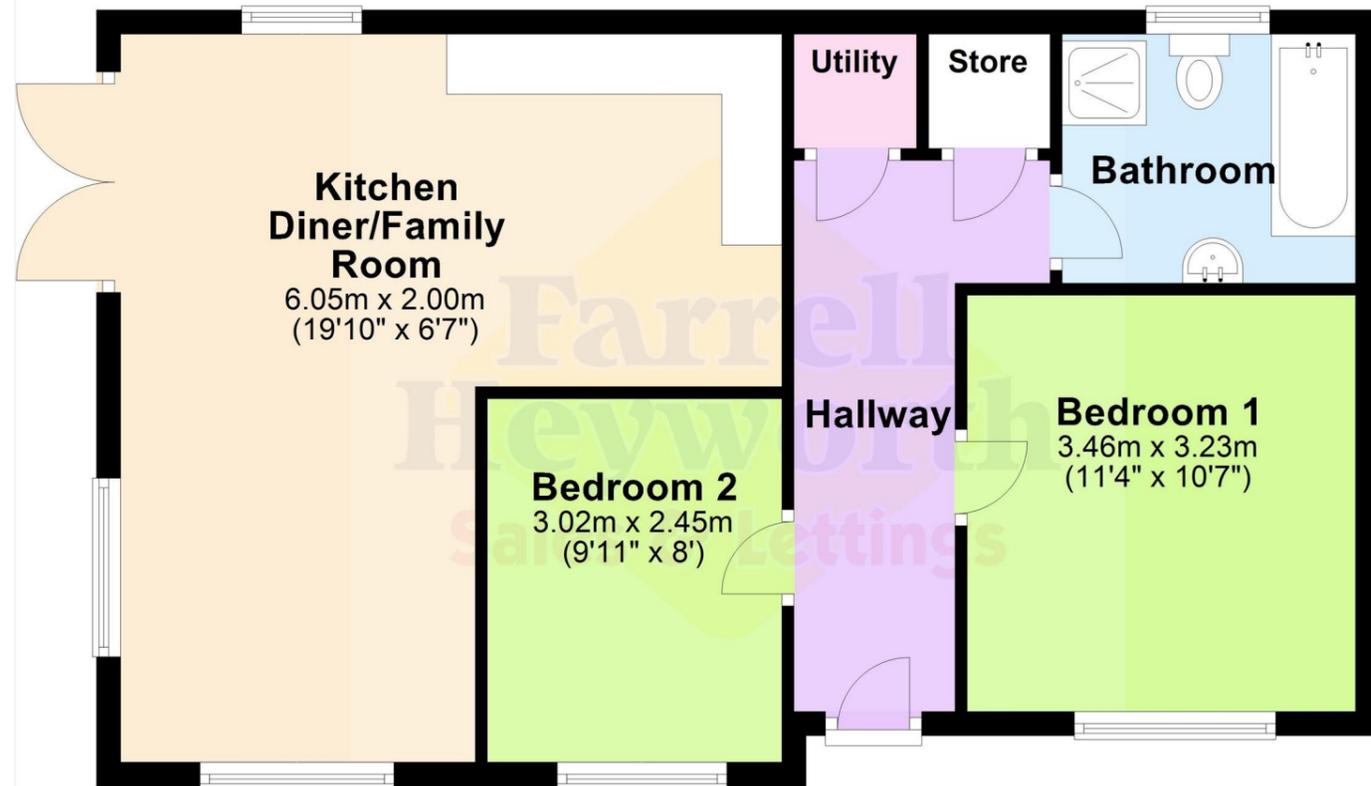


**£315,000**

Beech Close, Claughton On  
Brock, Preston PR3



**Garstang**  
**7 The High Street**  
**Garstang PR3 1FA**

**Tel: 01995 600666**

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- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **New Build Semi Detached Bungalow In Cul De Sac Location**
- **Great Open Plan Kitchen Diner/Family Area, Four Piece Bathroom**
- **Detached Garage, Enclosed Private Garden Area**
- **Two Bedrooms, Excellent Retirement Home, Highly Recommended**

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.

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

**Predicted EPC C**

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



Cul De Sac located new build semi detached true bungalow of an attractive external appearance with render and random stone relief to the front elevation.

Internally the thoughtfully planned accommodation comprises: Hallway, open plan kitchen diner/family area with vaulted ceiling and French doors providing access to the garden, four piece bathroom and two bedrooms.

Externally, there is a detached garage and an enclosed garden area enjoying a good degree of privacy.

A fantastic opportunity for those seeking an ideal retirement home, well placed for local amenities and within approximately three miles of the historic market town of Garstang. Internal inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band D



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