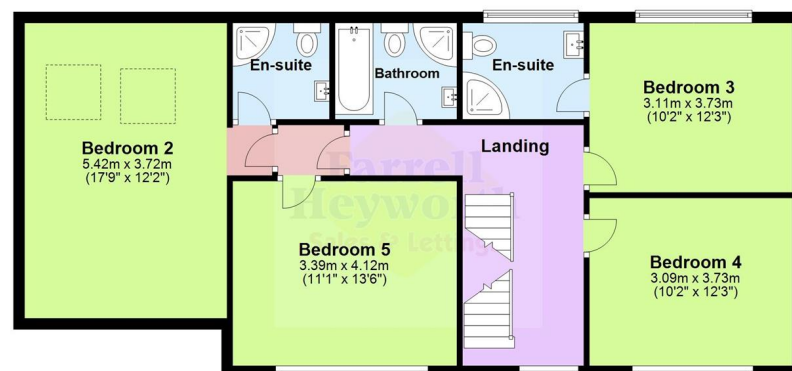
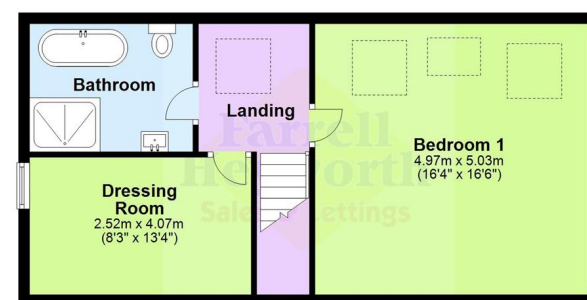


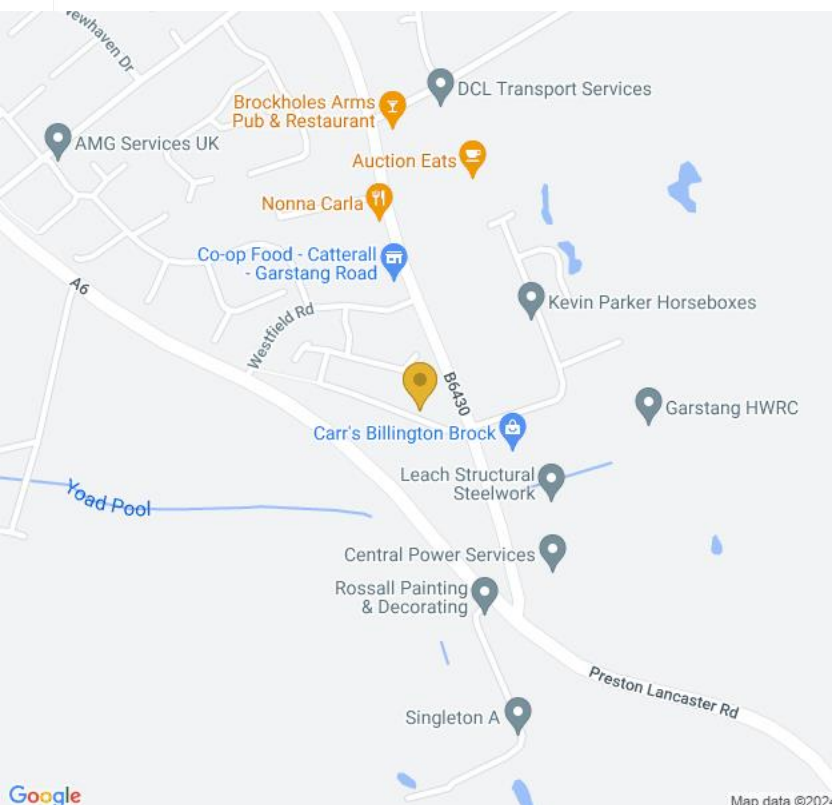
Ground Floor



First Floor



Second 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

£425,000

**Goose Lane, Claughton On
Brock, Preston PR3**

**Farrell
Heyworth**
Sales & Lettings



- **VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- Well Presented Recently Built Five Bedroom Detached House**
- Master Suite With Four Piece Bathroom & Dressing Room**
- Two Great Sized Reception Rooms, Extensive Fitted Kitchen Diner**
- Fantastic Sized Enclosed Lawned Garden, Ample Driveway Parking**

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 B

www.farrellheyworth.co.uk



Opportunity to purchase a recently constructed and individually designed detached house offering generously proportioned accommodation arranged over three floors. Presented to a high standard and occupying a great sized plot incorporating a lawned fence enclosed garden and ample off road driveway parking, internal inspection comes highly recommended to appreciate the size and configuration of the accommodation to be found in this superior family home.

The cul de sac located property is situated adjacent to open fields and well placed for local amenities and within approximately two miles of the historic market town of Garstang.

The property is double glazed, warmed by a gas fired central heating system and comprises: Hallway with cloakroom/utility and separate wc. There is a great sized lounge, further living room and an extensive fitted kitchen diner.

To the first floor, there are four double bedrooms of which two have en suite facilities and a separate four piece family bathroom.

To the second floor, the master bedroom suite incorporates a fantastic sized bedroom, dressing room and luxury four piece bathroom. A delightful property and an absolute credit to the current owners.

Tenure: Freehold
Council Tax: Band D





