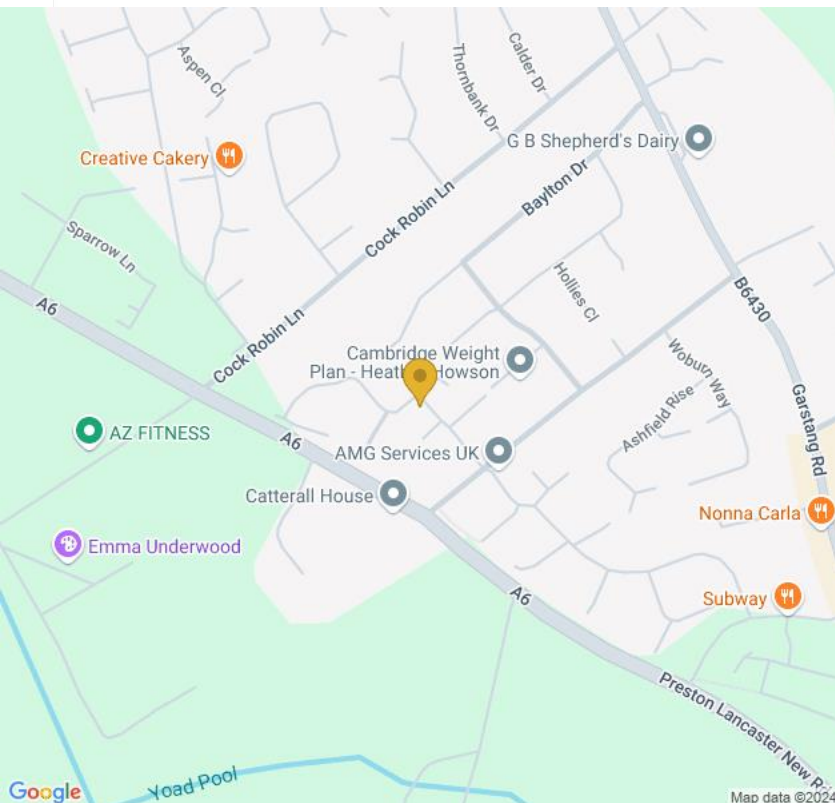


O.I.R.O
£500,000

Bowlands Lane, Catterall,
Preston PR3



**Farrell
Heyworth**
Sales & Lettings

Garstang
7 The High Street
Garstang PR3 1FA

Tel: 01995 600666

Email: garstang@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/garstang>



- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Immaculate FIVE Bedroom Detached Family House**
- **Two En Suites, Extensive Luxury Fitted Kitchen Diner**
- **Lounge, Office, Integral Access To Double Garage**
- **Delightful Landscaped Rear Garden, 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

EPC B

www.farrellheyworth.co.uk



A beautifully presented modern detached house in a cul de sac location within an attractive modern residential development.

The property offers generously proportioned family sized accommodation the size and layout of which can only be fully appreciated by internal inspection.

The accommodation comprises: Good sized entrance hallway with separate wc and under stairs storage. The whole ground floor and top landing has beautiful LVT Chaletwood Project Flooring. There is a through lounge with a fantastic Swedish Contura Stove and French doors lending access into the rear garden.

There is an extensive luxury kitchen diner with a comprehensive range of units incorporating a "secret" pantry, integrated appliances and complimentary island unit with retractable vertical socket. This kitchen also boasts quartz worktops, a hot tap, and a beautiful Shaws of Darwen bow sink to compliment. There are another set of French doors to the rear garden and there is a separate utility room. An office provides integral access into a double garage with twin up and over doors.

To the first floor there is a great sized landing, master bedroom with dressing room and four piece en suite bathroom, another double with en suite and a further three double bedrooms and a family bathroom.

Externally there is generous off road driveway parking to the front while to the rear, an enclosed lawned and landscaped garden incorporating an ornamental pond and patio area.

Garstang town centre and its extensive range of shops, supermarkets, cafes, restaurants and schools are within approximately three miles. There is also easy access of Garstang Golf & Country Club.

A gem of a property and a credit to the current owners.

Tenure: Freehold
Council Tax: Band F





