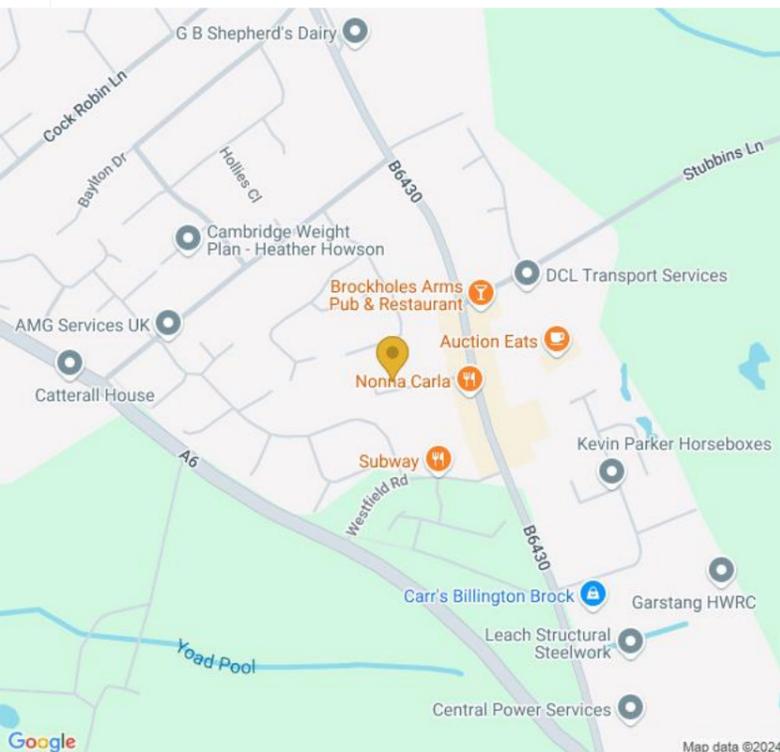


**£315,000**

Beech Close, Claughton On  
Brock, Preston PR3



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

**Tel: 01995 600666**

**Email: [garstang@farrellheyworth.co.uk](mailto:garstang@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/garstang>**



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Attractive New Build Semi Detached True Bungalow**
- **Cul De Sac Location, Enclosed Garden Area**
- **Lounge Diner/Kitchen Area, Four Piece Bathroom**
- **Two Bedrooms, Integral Access To Double Garage**

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 C**

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



An attractive newly constructed cul de sac located semi detached true bungalow ideal for those contemplating retirement.

There is an enclosed garden, double garage with electric up and over doors and a four piece bathroom.

Well placed for local amenities in Catterall and within approximately two miles of Garstang town centre and a wide range of amenities including schools, shops, supermarkets, pubs and cafes.

Internally the accommodation comprises: Hallway with store room, lounge diner/kitchen area with patio doors leading access into the enclosed garden, two bedrooms, bathroom and integral access into the garage.

Inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band D



We can search 1,000s of mortgages for you

1 adviser - 80 lenders - 10,000 mortgage schemes!

Mortgage Advice Bureau | Call: 0800 389 1666  
Online: [www.mortgageadvicebureau.com/farrellheyworth](http://www.mortgageadvicebureau.com/farrellheyworth)

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. MAB 6451

Buying or selling a home?

No sale no fee conveyancing  
Dedicated conveyancer  
Speedy completions

