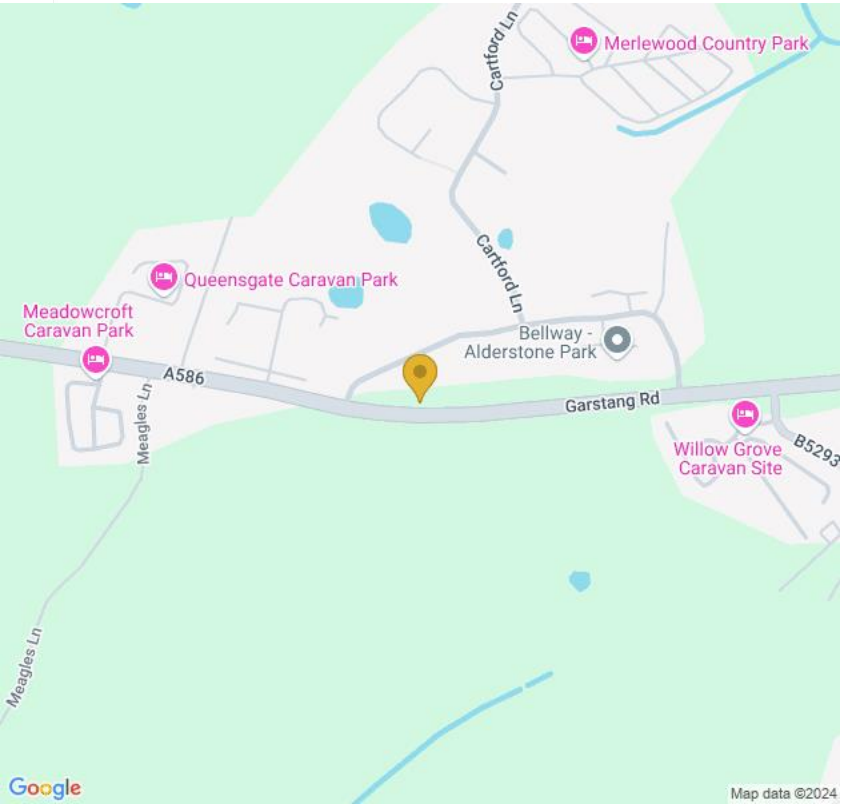




£219,950

Blackpool Old Road, Little
Eccleston, Preston PR3



Garstang
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Garstang PR3 1FA

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- ****VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Semi Detached House In Delightful Village Location**
- **Two Bedrooms Plus Loft Room, Great Sized Kitchen Diner**
- **Off Road Parking, Low Maintenance Enclosed Rear Garden**
- **Internal Inspection 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 D

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Situated in the delightful village of Little Eccleston and well served by local amenities in nearby Great Eccleston including medical centre, supermarket, shops, pubs and restaurants, this lovely semi detached house offers off road driveway parking to the front and a low maintenance garden to the rear.

Comprising: Porch, hallway, lounge, great sized kitchen diner with French doors opening into the rear garden.

To the first floor, there are two bedrooms and a modern three piece bathroom. A staircase from the inner landing area leads up to a loft room.

Ideal starter home with internal inspection coming highly recommended.

Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Freehold
Council Tax: Band B



