



Fulwood
309 Garstang Road
Preston PR2 9XJ

Tel: 01772 787666
Email: fulwood@farrellheyworth.co.uk
<https://www.farrellheyworth.co.uk/fulwood>

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

£599,950

Garstang Road, Broughton,
Preston PR3



- **** VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE****
- **Beautifully Appointed Individual Detached House**
- **Premier Residential Location, Three En Suite Double Bedrooms**
- **Stunning Open Plan Lounge/Kitchen Diner, Garage & Store/Study**
- **Idyllic Location Within Easy Access Of Motorway Network**

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.

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This is a rare opportunity to purchase a property in a prime residential location enjoying peace and tranquillity yet a short distance from the motorway network at Broughton with easy commuting of Manchester, the Fylde and Lake District.

A simply stunning individual detached house appointed to exacting standards which can only be appreciated by internal inspection.

Comprises: Entrance hallway with separate wc, ground floor double bedroom with en suite shower room, amazing open plan living area incorporating a lounge with feature inglenook fire place and kitchen diner with a beautiful range of fitted eye and low level cupboards, drawers and work surfaces together with complimentary island unit. French Doors lend access to the rear garden and there is a separate utility room.

To the first floor, there are two further double bedrooms with en suite facilities.

Externally, an electrically operated entrance gate opens onto a driveway that leads to a detached garage with electric up and over doors. There is an adjoining store room that would also make a great home office. To the rear, there is a good sized low maintenance garden with patio/seating areas ideal for entertaining/outdoor dining.

Access to the property is via a private lane off Garstang Road close to Broughton village centre. Properties of this nature are all too rarely available and therefore viewing can not come too highly recommended in order to avoid the disappointment of missing out on this stylish, superior home that is a credit to the current owners who had it built to their own high specifications.

Tenure: Freehold
Council Tax: Band E





