

3 Consort Place
Catterall,
PR3 0DX
£290,000

Offers in Excess of



Four bedroom detached house

Family bathroom and ensuite

Low maintenance enclosed rear garden

Dining kitchen

Ground floor WC

Garage and off road parking



FANTASTIC SPACE* FAMILY HOME* QUIET CUL DE SAC LOCATION

This delightful four bedroom detached property on a popular housing estate in Catterall offers all the conveniences of modern living.

The ground floor accommodation offers a large reception room and a good sized dining kitchen. There is a ground floor WC. To the first floor there are four bedrooms, the master with ensuite and a family bathroom. Externally there is an enclosed low maintenance rear garden. To the front of the property is a small garden space, driveway to the side leading to a single garage.

The village of Catterall is well positioned between Preston and Lancaster, with the market town of Garstang a short drive away. Local amenities including shops, restaurants, take outs, bars and public houses. There are near by primary and high schools. There is easy access to the M6 motorway for those looking to commute and a National Rail link from Preston. This property is well worth a view to see all that is on offer.

Services

All off the mains

Accommodation

Ground Floor

Entrance Hall

Doors to Lounge, dining kitchen and WC. Stairs to first floor. External door to front.

Lounge

Large bay window allowing for ample light.

Kitchen/Diner

Generous space with French style door to rear garden. Modern wall and base units in white with a complimentary wood effect work top. Large window to rear aspect. Stainless steel sink with tap over and drainer. Gas hob with extractor over. Electric oven. Space for washer. Integrated fridge freezer. Large under stairs cupboard for additional storage.

Cloakroom

Window to the side aspect. WC. Wash basin.

First Floor

Landing

Doors to bedrooms and bathroom. Storage cupboard housing boiler.

Bedroom One

Window to the front aspect. Door to ensuite

Ensuite

Shower enclosure with shower off the mains. WC. Wash basin. Window to the side.

Bedroom Two

Window to the rear elevation.

Bedroom Three

Window to rear elevation

Bedroom Four

Window to front elevation

Bathroom

Window to the side aspect. Bath with shower over. Wash basin. WC

External

Rear Garden

Enclosed garden with decorative stone and flagged patio.

Front

Garden area with hedges. Drive to the side leading to the garage.

Garage

Single garage with up and over door.

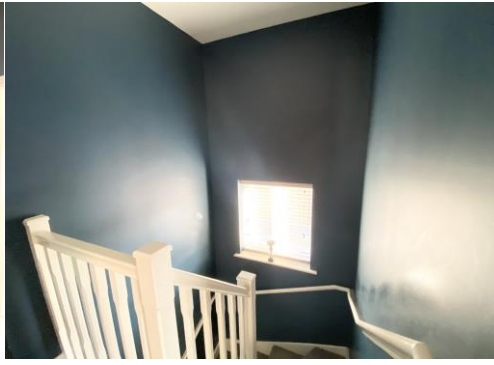
EPC rating B

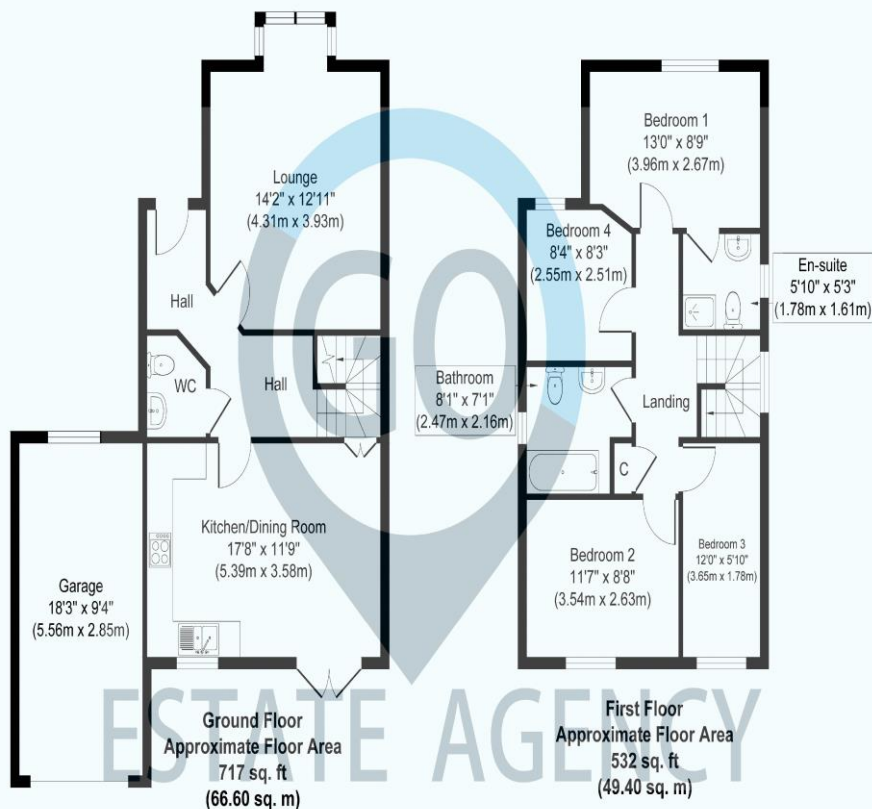
Property tenure Freehold

Council tax band E

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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