



Lancaster Road, Out Rawcliffe, Preston, PR3 6BL

£495,000

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CHAIN-FREE

Nestled on the edge of Out Rawcliffe, this extraordinary semi-detached property exudes charm and sophistication, conveniently located near Garstang, Great Ecclestone, and Pilling. As you step inside, you are greeted by an impressive entrance that sets the tone for the elegance that unfolds within. The home boasts a spacious large fitted dining kitchen, Sitting Room/Snug a practical utility room, Downstairs Bathroom and a generous double integrated garage.

Downstairs:

Enjoy the luxury of underfloor heating that sprawls throughout the ground floor, ensuring warmth and comfort.

Beautiful oak doors enhance the refined aesthetic throughout the home.

Garage:

The garage features a sectional electric garage door for easy access.

A utility cupboard offers convenience and additional storage.

A state-of-the-art CCTV system ensures security and peace of mind.

A modern combi boiler delivers efficient heating.

Includes wiring ready for car charging point.

Sitting Room/Snug:

Revel in breath-taking views of the scenic Trough of Bowland.

The room boasts a cosy fireplace (without a stove), perfect for





- Rural Location
- Ample Parking
- Large Family Kitchen
- Integrated Garage
- (Six Person) Hot-Tub
- Excellent Views
- Contemporary Design
- Utility Room
- Outdoor Bar/Studio
- Open-Plan Living



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