



12 Parlick Road, Garstang

£250,000 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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This home on Parlick Road offers more than just a place to live, it offers a lifestyle. Situated in Garstang, the property benefits from a peaceful setting while being only a short walk from the heart of this historic market town.

Living here means you have the best of both worlds. Garstang is known as “the world’s first Fairtrade town” and combines traditional charm with modern convenience. Independent shops, cosy cafés, and award-winning restaurants sit alongside supermarkets and essential amenities, all right on your doorstep. The town also boasts a lively weekly market, perfect for picking up local produce and enjoying a strong sense of community.

For lovers of the outdoors, Parlick Road is perfectly placed. The River Wyre and Lancaster Canal both wind through the town, offering scenic walking routes, while the nearby Forest of Bowland (an Area of Outstanding Natural Beauty) provides endless opportunities for hiking, cycling, and exploring. A short drive takes you to the coast or into the Lake District, making weekend escapes effortless.

Families are well served with highly regarded local schools, while excellent transport links via the A6 and M6 put Lancaster, Preston, and Manchester within easy reach for work or leisure.

Owning a home on Parlick Road means enjoying the convenience of town life, the beauty of the countryside, and the warmth of a welcoming community, all from a home that is perfectly placed to make the most of it.

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Porch

Upon entering the home, you are welcomed by a generously sized entrance porch, thoughtfully added by the current owners. With a side window that allows natural light to fill the space, it feels bright and inviting from the very first step. There is ample room for furnishings, making it more than just a passageway, it's a practical transition that separates the outdoors from the comfort of the home. For added convenience, this porch also includes a discreet WC, enhancing both function and style.

w/c

The downstairs w/c is fitted with a wash basin and toilet, complemented by a side window that draws in natural light. A practical and well-planned addition, it offers everyday convenience and the perfect facility for guests.

Hallway

From the porch, you step into a light and welcoming hallway. Natural brightness filters through a side window at the base of the staircase, as well as from the part-glazed porch door, creating an airy first impression. The space is both practical and functional, offering useful understairs storage, while also providing access to the ground floor living areas. A central staircase rises gracefully to the first floor, giving a sense of flow and connection throughout the home.

Living Room

The living room is wonderfully spacious, with two large windows to the front elevation that flood the space with natural light. Currently arranged as both a sitting area and a home office, its generous proportions make it a highly versatile room, easily accommodating a variety of layouts. Wall lights add warmth and character, while the size of the room allows for multiple furnishings without compromising comfort.

Dining Room

The kitchen dining area is very much the heart of the home, accessed directly from the hallway and designed with family living in mind. As you step inside, you are first welcomed by the dining space, where a built-in cupboard neatly conceals the property's boiler. The room is wonderfully versatile, offering plenty of space for a full-sized dining table while still leaving room for additional furnishings. A bespoke breakfast bar provides a relaxed spot for everyday meals and

morning coffee, complementing the more formal dining area. Natural light streams in from every angle, with a window to each side elevation and sliding doors opening onto the rear, creating a bright and airy atmosphere. This welcoming space flows seamlessly into the adjoining kitchen, making it perfect for both daily living and entertaining.

Kitchen

The kitchen is well-appointed with a range of wall and base units, complemented by an attractive work surface that ties the space together. At its centre is a five-ring gas hob with a matching splashback, creating a striking focal point for both everyday cooking and entertaining. The kitchen also features a double Neff electric oven, along with space for a freestanding fridge-freezer and washing machine, ensuring practicality and modern convenience. A small breakfast bar provides extra worktop space as well as casual seating, perfect for quick meals or chatting over coffee. Natural light pours in through the window above the sink, which looks out across the rear garden, giving the room a bright and welcoming feel.

Landing

Ascending the stairs to the first floor, you are welcomed by a bright and airy landing. A side window allows natural light to fill the space, creating an open and inviting feel. From here, there is access to three well-proportioned bedrooms and the family bathroom, with the layout offering a practical and flowing connection between the rooms.

Bedroom 1

Bedroom One makes an immediate impression with its generous proportions. The room easily accommodates a large bed along with a range of bedroom furnishings, while still retaining a sense of space and comfort. A window to the side elevation allows natural light to brighten the room, creating a calm and inviting atmosphere.

Bedroom 2

Bedroom Two is another generously sized room, positioned to the front elevation of the home. A wide window fills the space with natural light, while the layout easily allows for a large bed and accompanying furnishings. Its versatility makes it an ideal bedroom, guest room, or even a stylish home office.

Bedroom 3

Although the smallest of the bedrooms, Bedroom Three is by no means limited in size. There is ample space for a single bed and additional furnishings, while a front-facing window brings in plenty of natural light. Versatile in its use, this room would work equally well as a child's bedroom, guest room, home office, or cosy hobby space.

Bathroom

The bathroom is fitted with an attractive and contemporary suite, combining style with practicality. It includes a WC, wash basin with vanity storage, a chrome heated towel radiator, and a bathtub with shower above. A side window allows natural light to brighten the room, enhancing its fresh and modern feel.

Rear Garden

Just off the dining room, an all-year-round covered outdoor seating area creates the perfect spot for alfresco dining and entertaining whatever the weather. The timber frame with corrugated roof and side panels provides shelter from the rain while still keeping the space light and airy. Underfoot, attractive Indian stone paving ensures the garden remains stylish and low maintenance. Thoughtful design continues with raised planters that introduce greenery and add natural separation between spaces, giving the garden structure and charm. Side gates provide convenient access to the front of the property, while a useful outdoor room offers excellent storage. Previously used as an aviary, this flexible space could easily lend itself to hobbies, a workshop, or additional garden storage. A truly versatile garden that combines practicality with an attractive setting.

Front Garden

To the front of the home, a recently laid pathway leads the way, bordered by established hedgerows and a neat lawn that provide both privacy and easy upkeep. Well-planned borders add seasonal colour, while a raised seating area creates an additional spot to enjoy the outdoors. Together with further seating arrangements, the front garden offers both charm and practicality, setting a welcoming tone before you even step inside.

Off street

Driveway





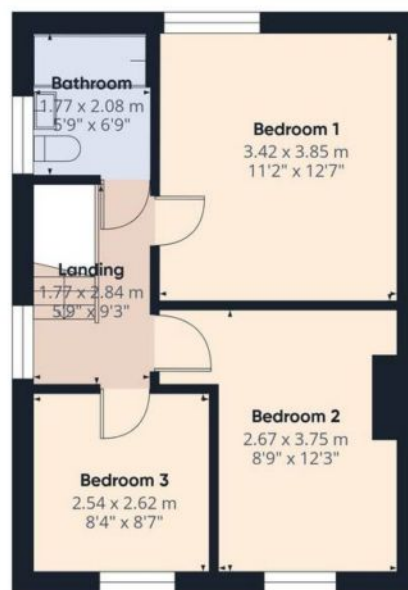








Ground Floor



First Floor

Approximate total area⁽¹⁾
94 m²
1012 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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