



LOVE HOMES
INDEPENDENT ESTATE AGENTS



£135,000 Freehold

In need of refurbishment, this two-bedroom end-terrace house represents an exciting opportunity for buyers looking to add value and personalise a home to their own tastes. Ideally located for Garstang and all its amenities. Offered with no onward chain.

- In need of modernisation
- No Onward Chain
- Prime location to Garstang Town Centre
- Two bedroom end terrace

Charming Two-Bedroom End-Terrace Home in the Heart of Garstang – Fantastic Central Location with Excellent Local Amenities and Transport Links

In need of refurbishment, this two-bedroom end-terrace house represents an exciting opportunity for buyers looking to add value and personalise a home to their own tastes. Ideally situated just a stone's throw from the bustling high street of Garstang, the property enjoys a highly desirable and convenient location within walking distance of shops, cafés, restaurants, and essential services.

Positioned adjacent to the war memorial on the Croston Road roundabout, this characterful home is only a few minutes' walk from the popular Booths supermarket—ideal for everyday groceries and locally sourced produce. Residents will also benefit from easy access to local banks, pharmacies, independent boutiques, and a vibrant weekly market that reflects Garstang's strong sense of community.

Garstang is a thriving market town nestled between the cities of Preston and Lancaster, celebrated for its welcoming atmosphere, scenic canal walks, and rich heritage. It's often described as one of the most desirable small towns in Lancashire, offering a balanced lifestyle that combines countryside charm with modern convenience.

Whether you enjoy leisurely strolls along the Lancaster Canal, exploring nearby woodland and fell trails, or dining out in cosy pubs and quality eateries, Garstang caters to a wide range of interests. The town is also home to a variety of community groups, events, and clubs, making it a wonderful place to meet new people and get involved locally.

Food lovers will find plenty to enjoy, with a number of popular restaurants and pubs located nearby, including:

Pipers Restaurant – Known for its stylish setting and locally sourced dishes.

The Royal Oak – A traditional pub offering hearty meals and regular entertainment.

Th'Owd Tithe Barn – A beautifully converted barn with a canal-side beer garden, perfect for relaxed dining.

Cobblers Cafe Bar & Bistro – A well-loved bistro offering modern fresh food and delicious specials.

There's also a great selection of cafés, bakeries, and tearooms for those who enjoy a slower pace or a Sunday brunch.

Garstang has a proud sporting tradition and excellent facilities for those looking to stay active. Local clubs include:

Garstang Football Club

Garstang Rugby Club

Garstang Cricket Club

Garstang Golf Club – Offering stunning views and a welcoming clubhouse.

Garstang Running Club – A friendly group catering to all abilities.

The YMCA Garstang Leisure Centre, which is within easy walking distance of the property, offers a gym, fitness classes, and a swimming pool. While the building is currently in need of refurbishment, it remains a valuable asset to the community and plans for future improvements have been a point of local discussion.

The property is superbly located for commuters and those who travel frequently. The A6, which runs through Garstang, offers quick and direct routes north to Lancaster and south to Preston, while also connecting to local villages and rural destinations.

Lancaster University, a top-ranking UK university, is approximately 10 miles north and easily accessible via car or bus—making the location suitable for staff or students seeking accommodation in a quieter, more picturesque setting.

For longer journeys, the M6 motorway is just a short drive away (Junction 33 or 32), providing access to Manchester, Liverpool, the Lake District, and beyond. The proximity to the M6 makes Garstang an ideal base for commuting or exploring the wider North West region.

On entering the home, the entrance hallway leads to a flexible room at the front of the property, which could serve as a snug, home office, or separate dining room depending on your lifestyle needs.

To the rear, a generous living room provides comfortable space for relaxing, with access to a useful understairs WC. The dining kitchen sits at the back of the house and opens out to a small, enclosed yard—perfect for low-maintenance outdoor use or as a secure area for pets.

Upstairs are two well-proportioned bedrooms and a large shower room, offering comfortable accommodation for singles, couples, or small families.

**** PLEASE NOTE** -This property is subject to probate, and completion can only take place once the grant of probate has been obtained. Buyers should take this into consideration when planning timescales for purchase.

****Offered with no onward chain**, this property presents an exciting opportunity for those seeking a home in one of Lancashire's most popular market towns. Early viewing is highly recommended to appreciate the potential and lifestyle this location offers.**

Council Tax Band: C (Wyre Borough Council)

Tenure: Freehold

Electricity supply: Mains

Heating: Gas Mains

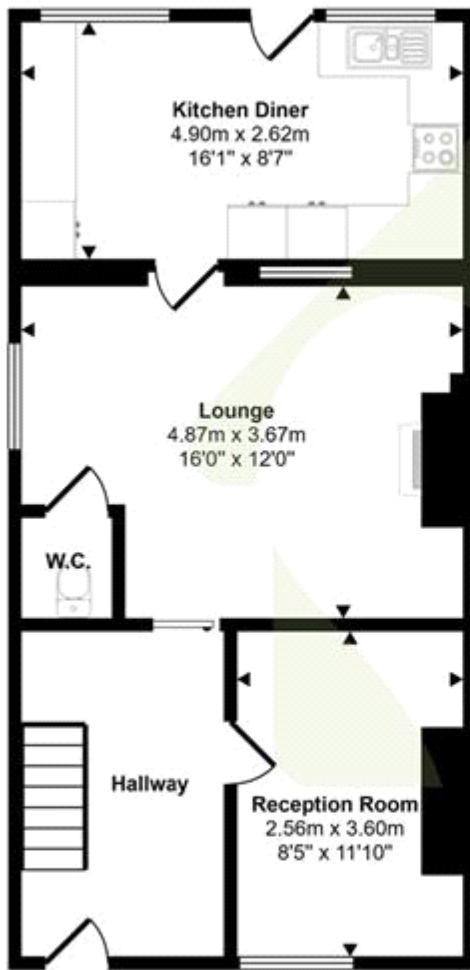
Water supply: Mains

Sewerage: Mains

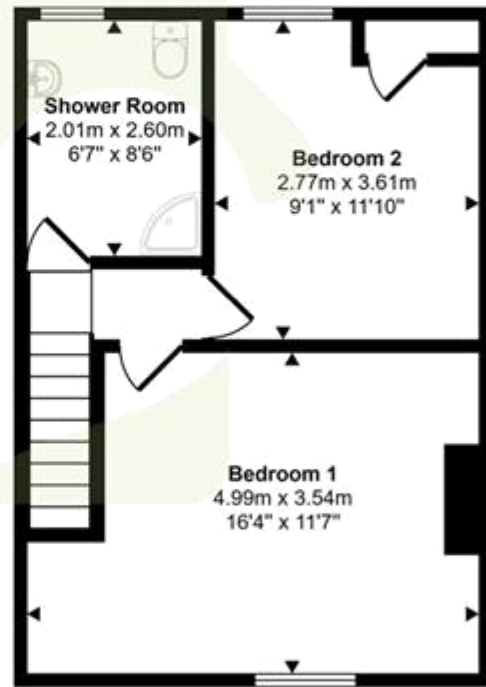
Broadband: None



Approx Gross Internal Area
87 sq m / 936 sq ft



Ground Floor
Approx 51 sq m / 547 sq ft



First Floor
Approx 36 sq m / 390 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.