



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £335,000 Freehold

Love Homes are delighted to bring to market this beautifully presented four-bedroom family home. Offering spacious living accommodation and a close proximity to Garstang and its wide range of amenities, this is a property not to be missed!

- Four bedroom detached
- Beautiful modern property
- Close to amenities & Schools
- Master with En-suite
- Private rear garden

Welcome to Mather Avenue in Garstang – a charming residential location close to local amenities, Garstang medical practice, and excellent transport links to Preston, Lancaster, and Blackpool. This property also benefits from easy access to well-regarded primary and secondary schools, making it ideal for families.

As you step inside, you're welcomed by a light and airy hallway, neutrally decorated to set a calm and contemporary tone for the rest of the home.

To the right is a generously sized lounge featuring a large bay window that fills the room with natural light. With ample space for furniture and storage, this room offers a perfect spot for the family to relax and unwind.

To the rear of the property is the true heart of the home – a spacious open-plan kitchen, dining, and living area. Double doors open onto the rear patio, creating a seamless indoor-outdoor flow that's perfect for entertaining family and friends during the warmer months. There is plenty of room for a dining table and casual seating, making it a versatile space for everyday living.

The kitchen is fully equipped with a range of wall and base units, providing generous storage. Integrated appliances include a fridge freezer, an eye-level oven, electric hob with extractor fan, dishwasher, and a sink ideally positioned under the window with views of the rear garden.

Flowing conveniently from the kitchen is a separate utility room, complete with additional fitted units and space for both a washing machine and dryer. From here, a door leads to the downstairs WC, and another provides access to the rear garden.

As you ascend the stairs to the first floor, plush carpeting underfoot adds a touch of comfort and warmth. You're welcomed by a spacious landing that provides access to all bedrooms and the family bathroom. There is also convenient access to the loft space, offering additional storage potential.

The primary bedroom is located at the front of the property and features integrated wardrobes, providing plenty of storage. There's ample space for a large bed and additional furniture, while the private en-suite shower room adds a touch of luxury—making this the perfect retreat at the end of each day.

The home benefits from three further double bedrooms, offering flexible space for family, guests, or a home office. Bedrooms two and four enjoy views over the rear of the property, while bedroom three overlooks the front and includes integrated wardrobes for added convenience.

Completing this floor is the family bathroom, featuring a wash basin with a mirrored cabinet above, a WC, a radiator, a hand rail, a frosted window for privacy, and a large bathtub—ideal for relaxing after a long day.

The home also benefits from an integrated single garage, offering ample storage space with potential to be used as a workshop or adapted for future expansion, subject to planning permission.

The rear garden provides plenty of space for a variety of activities, making it ideal for families and outdoor enthusiasts. Thoughtfully landscaped, it features a generous patio area perfect for alfresco dining and entertaining. The well-maintained lawn is complemented by raised beds—ideal for budding gardeners to enjoy and make their own.

For added convenience, a side gate provides easy access to the front of the property, ensuring a seamless flow between the front and rear spaces.

This home sets the standard for exceptional living and is not to be missed. Contact us at 01995 213101 to arrange a viewing today.

Council Tax Band: E (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

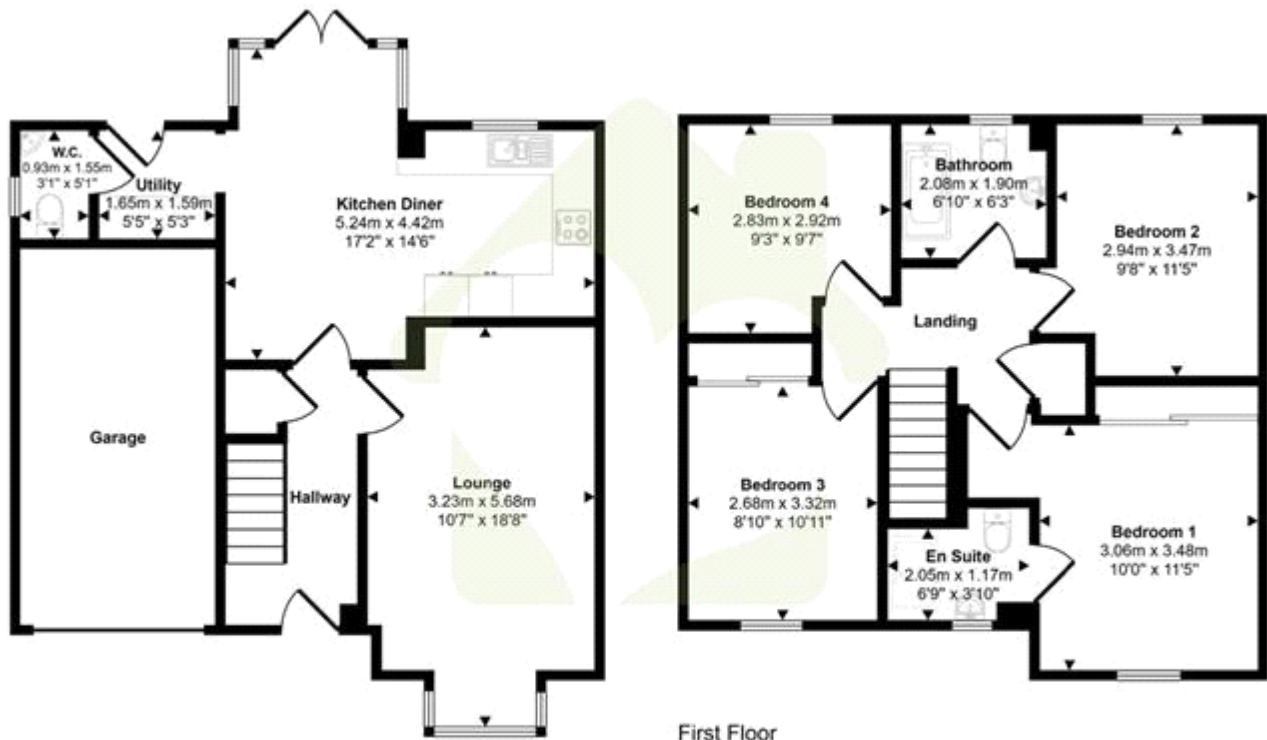
Sewerage: Mains







Approx Gross Internal Area
122 sq m / 1309 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.