



LOVE HOMES  
INDEPENDENT ESTATE AGENTS

SSTC



**£295,000** Freehold

Extended semi-detached home near Garstang, offering spacious ground floor living, four bedrooms, and a detached garage.

Features include an open-plan kitchen/diner, utility room, en suite with roll-top bath, and low-maintenance garden. Ideal for families and commuters.

- Extended family home
- Generous and versatile living accommodation
- Ample off road parking
- Detached garage
- Low Maintenance Private Garden
- Viewing recommended

Located close to Bradshaw Farm Shop and The Bellflower in Garstang, this traditional semi-detached home has been thoughtfully extended to offer generous and versatile ground floor accommodation. It's a home perfectly suited to modern family living, entertaining guests, or simply creating flexible spaces to suit your lifestyle.

As you approach the property, the first thing you'll notice is the impressive amount of driveway parking to the front and side of the house, leading up to a detached garage. This provides ample space for several vehicles, making it ideal for families or those with visitors.

Stepping inside, you're welcomed into a warm and inviting hallway that immediately feels like home. To the front elevation is a spacious sitting room with a walk-in bay window that fills the space with natural light. The log burner, set into a feature fireplace, creates a cosy focal point—perfect for relaxing with a good book, watching TV, or winding down at the end of a busy day.

Further along the hallway, there's a convenient ground floor WC tucked neatly under the stairs, and a separate utility room that provides additional storage and space for laundry appliances. This room also serves as a great spot for taking off muddy boots after countryside walks, or drying the dog, with direct access to the side driveway.

At the rear of the property lies the real heart of the home—an extended open-plan kitchen, dining, and living area. The kitchen is fitted with a contemporary range of grey units, complemented by marble-effect worktops, and has space for a range cooker and American-style fridge freezer, along with an integrated dishwasher. There's plenty of room for a large dining table and a separate seating area, making it the perfect space for hosting family gatherings or enjoying everyday life. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. And for added convenience, there is also underfloor heating.

The rear garden is secure, spacious and low maintenance, offering both patio and lawned areas for relaxing or entertaining. For those with green fingers, there's great potential to create a more landscaped haven. The detached garage can be accessed from the garden via two personnel doors. Inside, a stud wall has been added to divide the space into a storage area and a second area currently used as a studio, home office or den. This wall can easily be removed to return the space to a full garage if desired. There is also space in the garden to add a storage shed if needed.

Upstairs, the first floor offers four bedrooms and a well-appointed four-piece en suite bathroom. The primary bedroom, located at the rear of the property, enjoys views over the garden and includes fitted wardrobes. The en suite comes complete with a freestanding roll-top bath with traditional Victorian fittings, a separate shower cubicle, WC and wash basin. The second bedroom, positioned at the front of the house, is another spacious double room, comfortably accommodating larger furniture. There are two further bedrooms, one of which already has plumbing in place should the next owners wish to convert it into an additional bathroom or en suite.

This home is ideally located for access to the local shops, schools and amenities of Garstang, while excellent transport links via the nearby A6 make it a great choice for commuters travelling to Lancaster, Preston or beyond. With its spacious layout, character features, and scope for personalisation, this property offers a wonderful opportunity to create a home tailored to your needs, without compromising on space or location.

Council Tax Band: C (Wyre Borough Council)  
Tenure: Freehold  
Parking options: Driveway, Garage  
Garden details: Enclosed Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains  
Broadband: FTTP



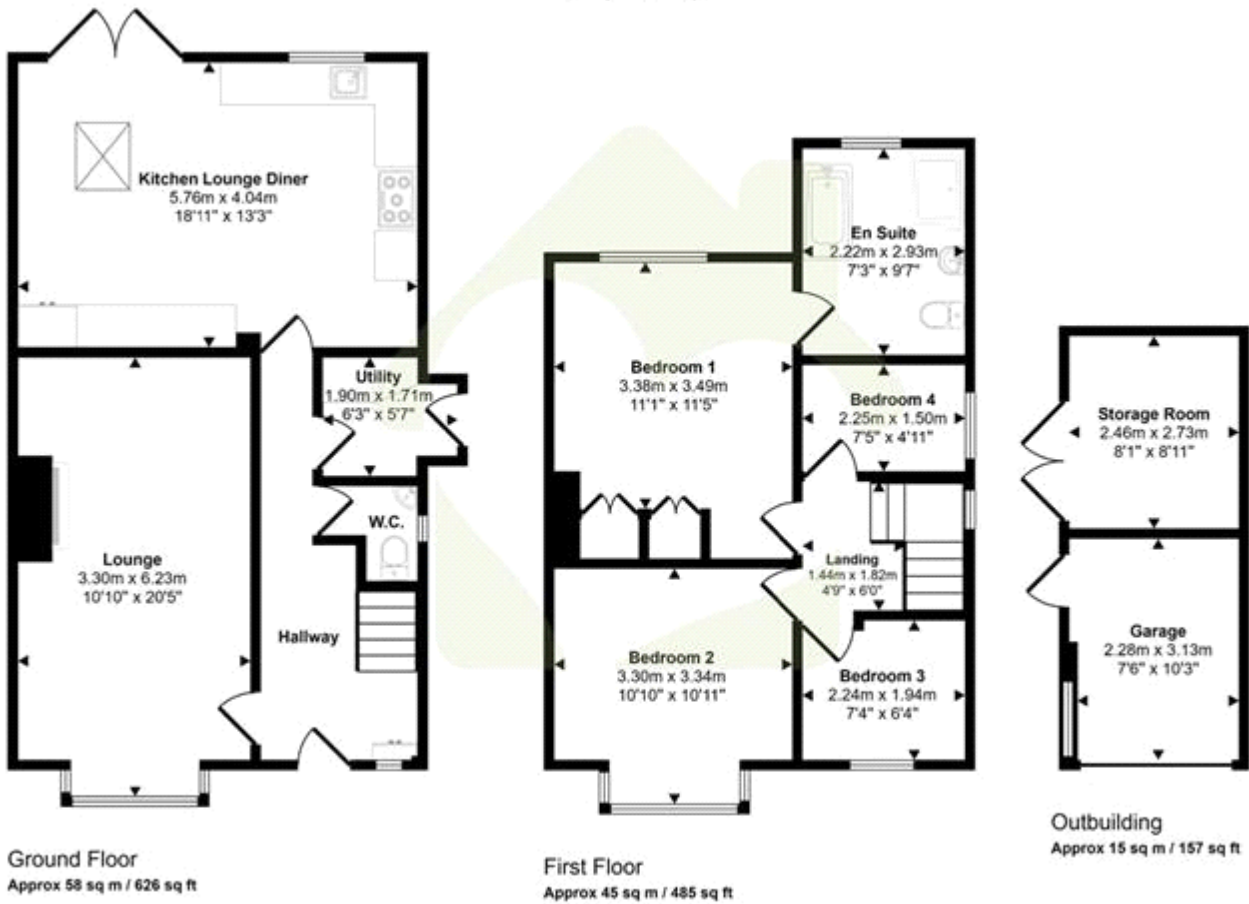








Approx Gross Internal Area  
118 sq m / 1268 sq ft



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
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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/fitings 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.