



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£225,000 Freehold

This beautifully presented semi-detached home is located in a quiet cul-de-sac in the desirable village of Catterall. Perfect for a growing family, the property offers three well-proportioned bedrooms, a modern kitchen, and a stylish recently fitted bathroom—providing comfortable living throughout.

- ****CHAIN FREE****
- Three bedroom semi-detached
- Cul-de-Sac Location
- Modern kitchen
- Recently fitted bathroom
- Large garden

****CHAIN FREE****

Welcome to Whitewell Close in Catterall – a fantastic location offering access to nearby countryside walks, a local park, convenient bus routes, and well-regarded schools, making it an ideal setting for young families.

The property benefits from ample driveway parking and boasts a large, enclosed rear garden—perfect for children, pets, or entertaining outdoors.

As you step inside the home, you are welcomed by an entrance hallway with stairs leading to the first floor and a convenient under-stairs cupboard for additional storage.

A door leads into the modern kitchen, which offers access to the rear garden and features a range of wall and base units providing excellent storage. The kitchen is equipped with an integrated oven, electric hob with extractor fan above, a fridge-freezer, and space for a washing machine—perfect for everyday convenience.

The open-plan lounge/diner offers ample space for both relaxing and dining, with plenty of room for furniture to suit your needs. A charming fireplace serves as the focal point of the room, adding warmth and character. With windows at both the front and rear of the property, the space is filled with natural light, creating a bright and inviting atmosphere throughout.

Upstairs, the primary bedroom offers ample space for a large bed and additional furniture, making it a comfortable and relaxing retreat.

The rear garden is private, enclosed, and fully patioed—making it a low-maintenance space that's perfect for outdoor barbecues, entertaining, or simply relaxing with family and friends.

The family bathroom has been recently fitted to a high standard and features a bath with an overhead shower, a WC, a wash basin with built-in storage below, and a heated towel rail—combining style and functionality.

The second bedroom features integrated storage, offering both practicality and comfort. The third bedroom is currently used as a home office, showcasing the versatility of the space to suit a range of lifestyle needs. Both rooms enjoy views over the rear of the property, adding a sense of privacy and calm.

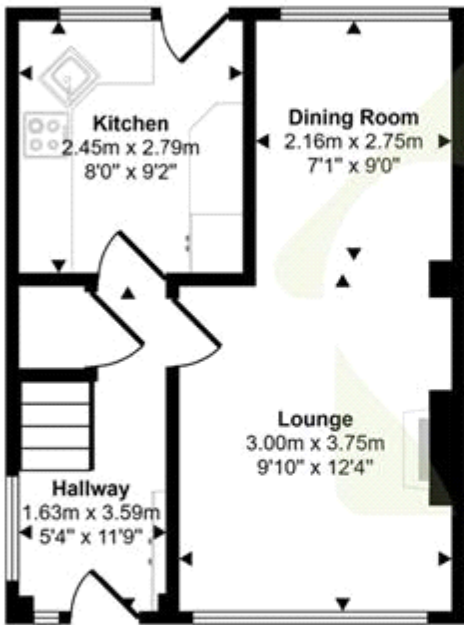
Offered with no onward chain this is an opportunity you do not want to miss! Call 01995 213101 to book your viewing today!

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

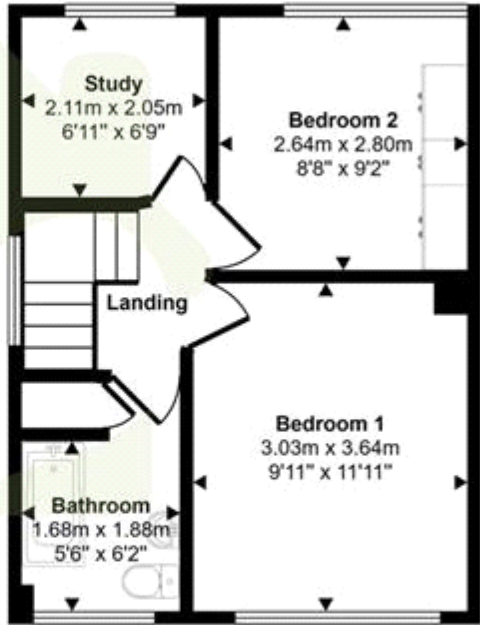




Approx Gross Internal Area
64 sq m / 686 sq ft



Ground Floor
Approx 31 sq m / 339 sq ft

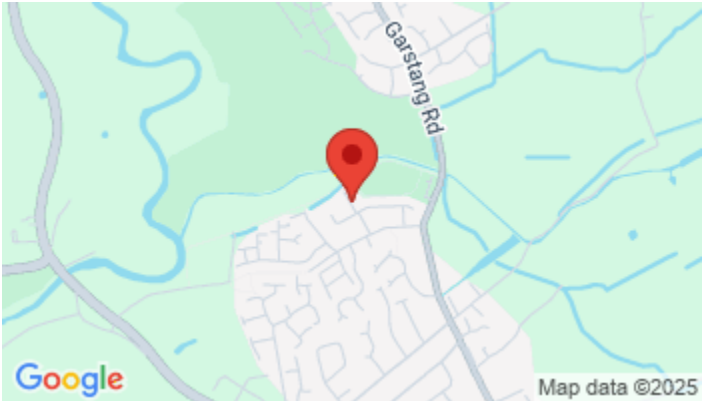


First Floor
Approx 32 sq m / 347 sq ft

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 | |
| (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.