



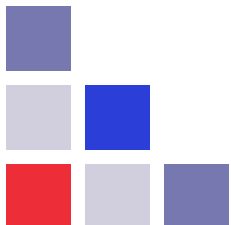
Garstang Road

NO CHAIN

Preston PR1 1LD

Hazelwells are delighted to present this traditional four-bedroom detached family home, offering generous living space of approximately 217 sqm (2,335 sqft) and set within a plot of around a quarter of an acre. The ground floor accommodation comprises a welcoming vestibule, hallway, WC, study, spacious lounge, dining room, fitted kitchen, and utility room. To the first floor, the landing leads to four well-proportioned double bedrooms, a family bathroom, and a separate WC. Externally, the property features a detached garage, driveway with ample parking for several vehicles, a front garden, and a substantial enclosed rear garden—perfect for family living and outdoor entertaining. Further benefits include double glazing and gas central heating. The home enjoys an excellent location, convenient for Fulwood, Royal Preston Hospital, motorway links (M6/M55), and Preston City Centre. Offered for sale with no onward chain. Early viewing is highly recommended.

£500,000



Hazelwells
sales & lettings

Vestibule

5' 0" x 5' 7" (1.53m x 1.71m)

Tiled floor, door leading into the hall.

Entrance Hall

12' 10" x 17' 3" (3.90m x 5.25m)

Feature fireplace, panel radiator, two windows to the side, stairs to the first floor.

WC

5' 0" x 5' 10" (1.53m x 1.78m)

Two piece suite comprising wc and wash hand basin, double glazed window to the front.

Sitting Room / Study

17' 7" x 14' 6" (5.35m x 4.41m)

Double glazed bay window to the front, panel radiator.

Lounge

18' 9" x 14' 5" (5.72m x 4.39m)

Double glazed patio doors leading to the rear garden, double glazed window to the side and two panel radiators.

Dining Room

14' 6" x 11' 11" (4.41m x 3.64m)

Double glazed window to the side, panel radiator.

Kitchen

12' 2" x 12' 0" (3.72m x 3.65m)

Fitted kitchen with wall and base units, complementary work surfaces, stainless steel sink and drainer with mixer tap, space for cooker, dishwasher and fridge freezer. Double glazed window to the side, panel radiator.

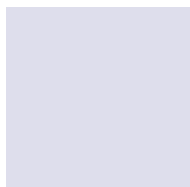
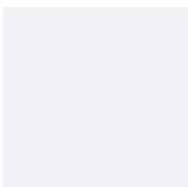
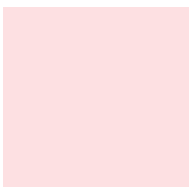
Utility Room

Double glazed window and door to the rear, sink, space for washing machine and dryer, combination boiler.

Landing

6' 8" x 21' 3" (2.04m x 6.47m)

Double glazed window to the side, panel radiator.



Bedroom 1

15' 0" x 12' 2" (4.57m x 3.72m)

Double glazed window to the rear and side, panel radiator and fitted wardrobes.

Bedroom 2

13' 4" x 12' 0" (4.07m x 3.65m)

Double glazed window to the, panel radiator and fitted wardrobes.

Bedroom 3

17' 5" x 14' 5" (5.30m x 4.40m)

Double glazed bay window to the front, panel radiator.

Bedroom 4

11' 4" x 13' 10" (3.45m x 4.22m)

Double glazed window to the front, panel radiator.

Bathroom

8' 5" x 8' 4" (2.57m x 2.53m)

Two piece suite comprising pedestal wash hand basin, panel bath with shower over. Fitted cupboard. Double glazed window to the side and a radiator.

WC

Separate wc with double glazed window to the side.

Garage

35' 5" x 10' 4" (10.8m x 3.14m)

Up and over door to the front, double glazed windows and door.

Driveway

Gated driveway offering parking for several vehicles.

Gardens

Front lawned garden and an enclosed rear garden.

Tenure

We have been advised that the property is Freehold.

Council Tax Band: G £4273 PA

EPC Band: C





If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.