



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£230,000 Freehold

Love Homes are pleased to present this modern three-bedroom townhouse in Catterall. With parking for two cars, a spacious living room, kitchen diner with French doors to the garden, and a versatile office/bedroom. The main bedroom suite has an ensuite. Ideal for families, couples, or investment.

- Modern three bedroom home
- Driveway parking for 2 cars
- Close to amenities and transport links
- Ensuite Bathroom
- Fantastic location
- Call 01995213101 to view

Love Homes Estate Agents are delighted to present this modern, turnkey three-bedroom mid-terrace townhouse to the market. Located in the highly sought-after area of Catterall, the property is within walking distance of the newly developed precinct, offering a selection of shops, eateries, and bars. The home is well-connected with excellent transport links, providing easy access to nearby towns, cities, and the motorway networks for commuters.

Upon approach, the property offers driveway parking for two vehicles, complemented by a small grassed area with established borders, enhancing the property's attractive curb appeal.

As you enter, you are greeted by a welcoming entrance hall. To the left, you'll find the spacious living room, which benefits from wall-mounted sockets and TV aerial access, allowing for flexible room layouts. A large window to the front elevation floods the room with natural light, while a door leads through to the well-appointed kitchen diner. The kitchen features a range of stylish wall and base units in neutral tones, complemented by integrated appliances, including a fridge-freezer, four-ring gas hob, extractor fan, and electric oven. Additionally, there is a slimline dishwasher and space for a washing machine. The kitchen offers ample room for a large dining table, and French doors open out to the rear garden with decking.

Conveniently located off the kitchen is a W/C, featuring a wash basin and W/C – perfect for everyday use and when entertaining guests.

Ascending to the first floor, the landing provides access to two well-proportioned bedrooms, the family bathroom, and a small landing leading to the main bedroom suite. Bedroom two is a generous size with views over the rear garden, allowing space for a range of bedroom furnishings. Bedroom three, currently used as a home office, is versatile and can easily be transformed into a bedroom, playroom, music room, or additional home office. The family bathroom is appointed with a shower over the bath, a floating wash basin, W/C, and a radiator and is finished in neutral tones – ideal for growing families.

The second floor is dedicated to the impressive main bedroom suite. This spacious room features mirrored floor-to-ceiling wardrobes, providing ample storage, and offers space for a large bed and additional furnishings. A window to the front elevation ensures the room is filled with natural light. The ensuite bathroom is well-appointed with a Velux window, a wash basin, a shower cubicle, and a W/C.

To the rear of the property, the garden has been thoughtfully landscaped by the current owners. Raised decking creates a perfect seating area, while a small lawn and gravelled seating area offer a peaceful space to relax in the evening sun. A rear gate provides convenient access to the front of the property.

This immaculate home is ideal for couples, small families, or as an investment opportunity. With its modern features, generous space, and convenient location, this property is one not to be missed.

Council Tax Band: C (Wyre Borough Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

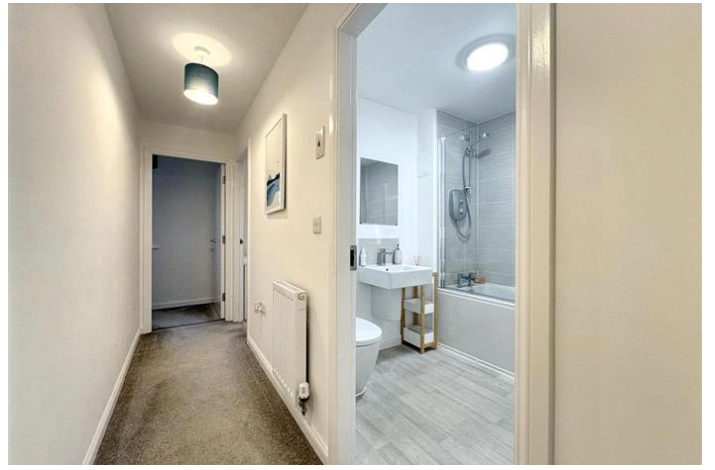
Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

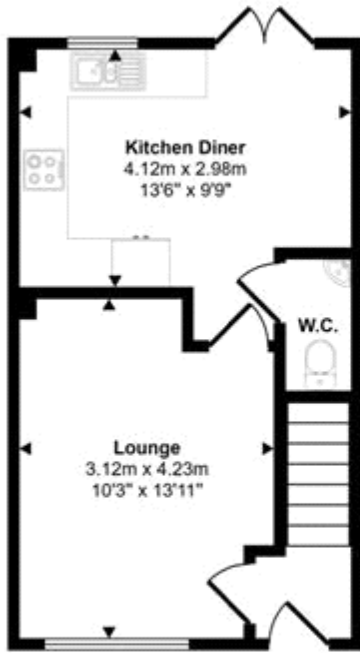
Broadband: FTTP



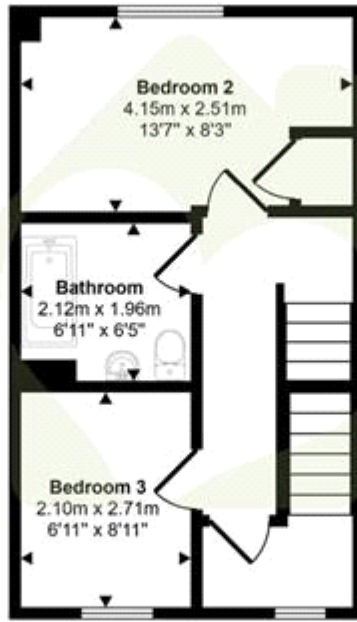




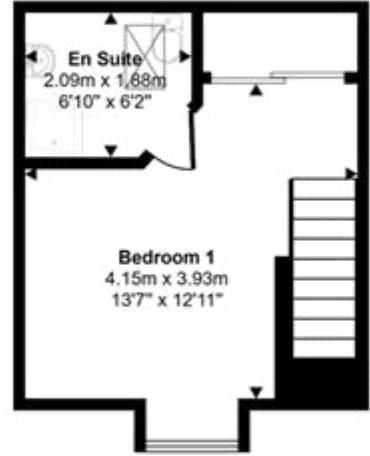
Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 30 sq m / 327 sq ft



First Floor
Approx 30 sq m / 328 sq ft



Second Floor
Approx 21 sq m / 224 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			
(92-100) A			97
(81-91) B		86	
(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/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.