

61 Bridge Street, Garstang

£275,000 Freehold

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





Situated in a prime position on Garstang High Street, this characterful home offers spacious accommodation and an excellent opportunity for buyers seeking a property with both charm and potential.

The ground floor comprises a generous reception room featuring exposed beams, a central fireplace, and built-in storage, creating a warm and inviting living space. To the rear, the kitchen and adjoining dining area provide a functional layout with scope for modernisation, complemented by a useful utility room with plumbing in place. The welcoming hallway includes additional storage and access to the first floor.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from natural light and original features, along with a bathroom fitted with a three-piece suite. While the property would benefit from updating, it presents an exciting opportunity to personalise and enhance throughout.

Externally, the home enjoys a well-established rear garden with a combination of patio, gravelled areas, and mature planting, ideal for outdoor relaxation. Beyond this, a generous gravelled area provides off-street parking for multiple vehicles.

Combining a central location with character features and significant potential, this property is well suited to a range of buyers looking to create a home tailored to their own tastes.

Council Tax band: C

Tenure: Freehold

Hallway

The hallway provides a well-proportioned entrance to the home. Located within is a radiator meter storage cupboard and a carpeted staircase rising to the first floor. The layout allows for easy movement through the home while also presenting an opportunity to personalise with decorative touches.

Kitchen

The kitchen offers a good range of wall and base units along with ample worktop space, complemented by a traditional layout that flows into a dining area. Rich in character, the space features exposed ceiling beams and a striking brick fireplace with an open fire, creating a warm and rustic focal point. Additional built-in storage, including a useful understairs cupboard and open shelving, further enhances both the charm and practicality of the room. While functional, the kitchen presents an excellent opportunity for buyers to redesign and create a contemporary kitchen-dining space tailored to modern living, while retaining its original character features.

Living Room

This generously proportioned living room is full of character, featuring exposed ceiling beams and a central fireplace that creates an attractive focal point. Built-in shelving and cabinetry provide both practical storage and enhance the room's traditional appeal, while a large window allows for an abundance of natural light, contributing to a bright and welcoming atmosphere. Although the property would benefit from a programme of modernisation, the room offers excellent space and clear potential for improvement. The fireplace is currently fitted with an electric insert, offering a convenient and low-maintenance heating option.

Bedroom 1

This generously sized double bedroom offers excellent proportions and an abundance of natural light from the front-facing window. Character features such as an exposed ceiling beam and a cottage-style latch door add charm and individuality to the space. Built-in wardrobes over the stairs provide useful storage, while the layout comfortably accommodates a large bed along with additional furnishings. The room presents a great opportunity for buyers to personalise and enhance the space, creating a stylish and comfortable principal bedroom suited to their own taste.

Bedroom 2

The second bedroom is a well-proportioned and versatile space, ideal for use as a guest bedroom, nursery, or home office. A rear-facing window allows for good natural light and offers a pleasant outlook, while the neutral décor provides a blank canvas for buyers to personalise to their own style. The room also benefits from access to loft storage via a ceiling hatch, adding to its practicality. It presents an excellent opportunity for buyers to enhance and tailor the space to suit their individual needs.

Bathroom

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and WC. A frosted window provides natural light while maintaining privacy, and there is practical wall-mounted storage.

Outbuilding

Accessed via the rear door from the kitchen, this useful utility area provides additional workspace and storage, currently fitted with units and worktop space. Plumbing is in place for white goods, making it well suited for laundry use and helping to keep the main kitchen uncluttered. A window allows for natural light and ventilation, while fitted lighting and exposed beams add both practicality and character. The space offers excellent potential to be reconfigured and enhanced to suit a variety of uses, whether as a dedicated utility room or as an extension to the kitchen, creating a more expansive and functional layout.

W.C

An added facility to the home is an outside toilet which is located next to the utility and accessed via the rear back door.

GARDEN

The garden is a well-established and thoughtfully arranged outdoor space, featuring a combination of paved patio areas, brick pathways, and gravelled sections for ease of maintenance. Raised beds and mature planting provide a variety of shrubs, trees, and seasonal interest, creating a pleasant and private setting. A central pathway leads through the garden, with defined borders and seating areas offering opportunities for outdoor relaxation and entertaining. The space also benefits from useful features such as a rotary washing line and greenhouse, making it both practical and enjoyable.

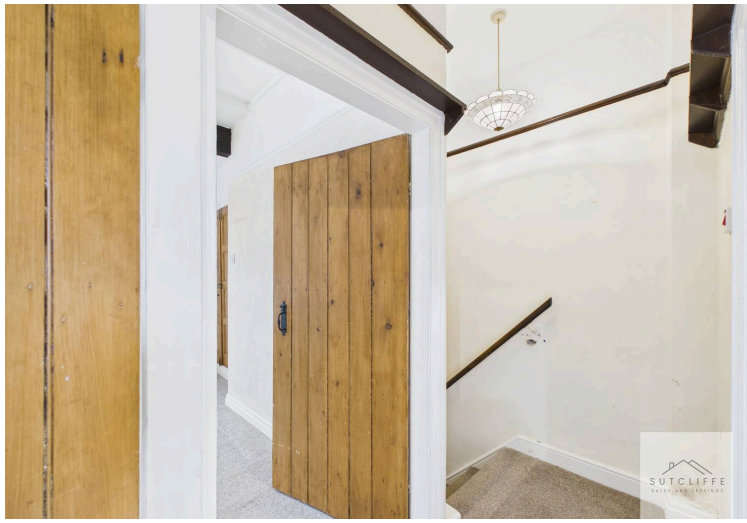
OFF STREET

2 Parking Spaces

To the rear of the property is a generous gravelled area providing off-street parking for multiple vehicles. The space is easily accessible and low maintenance, with enclosed boundaries offering a good degree of privacy. This versatile area could also lend itself to further landscaping or additional outdoor use, subject to requirements.

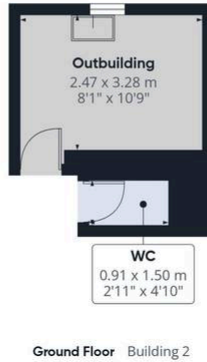
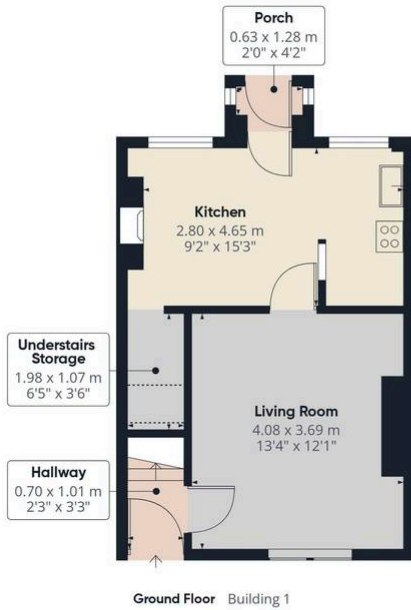












Approximate total area⁽¹⁾
93.9 m²
1011 ft²

Reduced headroom
8.4 m²
90 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360