



## 1 The Close Wyre Vale Park, Garstang

£170,000 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure

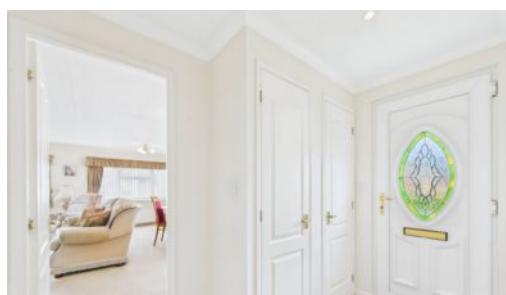
Early viewing is highly recommended for this delightful two-bedroom park home, perfectly suited to those looking to downsize or personalise a property to their own taste. Located within the highly sought-after and beautifully maintained **Wyre Vale Park**, this home offers peaceful, semi-rural living within a friendly and welcoming **over-50s community**.

Ideally positioned just a short distance from the **historic market town of Garstang**, residents can enjoy convenient access to a wide range of local amenities, shops, and healthcare facilities, as well as nearby bus stops providing excellent transport links.

Occupying a **spacious corner plot**, the home features a bright and airy **lounge diner**, a well-equipped **kitchen** with a separate **utility area**, a modern **bathroom**, a comfortable **guest bedroom**, and a generous **primary bedroom** complete with an **en-suite shower room** and **dressing room**. The private, wrap-around gardens provide plenty of outdoor space to relax and enjoy, while **off-road parking** adds further convenience.



- › Country Homes Parkland 48 x20 2007
- › Spacious Lounge / Diner
- › Kitchen & Utility
- › Primary Bedroom With En-suite & Walk In Wardrobe
- › Guest Bedroom
- › Bathroom
- › Wrap Around Gardens & Off Road Parking
- › Close to Local Amenities & Transport Links



## Hallway

Enter the property through a UPVC double-glazed door into a welcoming hallway, decorated in neutral tones. The space features a cloak and storage cupboard, carpeted flooring, radiator ceiling lighting, and convenient loft access, which is part-boarded for additional storage. Power sockets are provided, and doors lead to the accommodation within. This inviting entrance sets the tone for the well-presented and spacious interior that follows.

## Living Room

This well presented lounge offers a wonderfully bright and airy living space, bathed in natural light from three generous splay bay windows to the front and side elevations. The expansive windows create a warm and inviting atmosphere, perfectly complemented by the neutral décor that enhances the room's sense of openness. The space easily accommodates both comfortable living and dining areas, providing ample room for a full suite of furniture and a dining table with chairs — ideal for relaxing or entertaining guests. A feature fire surround with an inset gas fire serves as the focal point, adding both style and warmth. Finished with carpet flooring, ceiling lighting, and three radiators ensuring year-round comfort, the lounge also benefits from multiple power sockets and a TV aerial connection for modern living convenience.

## Kitchen

A well-appointed and generously sized kitchen featuring an excellent range of wall and base units, finished with sleek chrome handles and contrasting worktops complemented by a tiled splashback. There is ample workspace for meal preparation and space for a range of appliances. The kitchen includes an induction hob with extractor, eye-level oven, dishwasher, and a stainless steel sink positioned beneath a large side-aspect window fitted with a blind, allowing plenty of natural light to flow in. Contemporary ceiling spotlights and cushion flooring complete this stylish and practical space. An open archway leads through to a separate utility area, offering additional storage cupboards, matching work surfaces, and housing for the boiler and integrated fridge freezer. From here, a door provides access to the hallway, while an obscure glazed UPVC door opens out to the off-street parking area and rear garden, ensuring both functionality and convenience.

## Office

A perfect addition to the home, this versatile office space provides an ideal setting for home working or personal organisation. It features a fitted desk complete with integrated cupboard and drawer storage, offering both functionality and style. A side-aspect window fitted

## Walk In Wardrobe

Leading directly from the primary bedroom, the dressing room offers excellent hanging and shelving space, providing practical and well-organised storage solutions. There is also ample room to incorporate additional drawer units if desired, making this a highly functional and adaptable area that enhances the comfort and convenience of the main suite.

## En-Suite

The en-suite enjoys a fresh, neutral décor and features a modern walk-in shower with glass enclosure, providing both style and convenience. Additional features include a pedestal wash basin with tiled splashback, mirror, and glass shelf above, along with a low-level WC. An obscure glazed window with a fitted roller blind allows natural light to filter through while maintaining privacy. Finished with ceiling lighting and practical flooring, this well-appointed en-suite offers a clean and contemporary feel that perfectly complements the primary bedroom.

## Bedroom

A generously sized double bedroom decorated in neutral tones. The room offers ample space for a double bed with bedside tables, complemented by wall-mounted lighting above. Additional features include ceiling lighting, carpet flooring, and a radiator for year-round comfort. A large built-in wardrobe provides excellent storage, while a side-aspect window fitted with blinds allows plenty of natural light to flow in. Completing the room is a dressing table with drawer storage and a wall-mounted mirror above — the perfect space for getting ready or adding a personal touch.

## Bathroom

A well-presented bathroom fitted with a modern three-piece suite comprising a full-sized bath, pedestal wash basin with wall-mounted mirror above, and a low-level WC. The room features part-tiled walls for easy maintenance and a clean, contemporary look. An obscure double-glazed window with a fitted blind allows natural light to enter while maintaining privacy. Additional features include a radiator for comfort and ceiling lighting to complete this bright and practical space.

## GARDEN

Perfectly positioned on a desirable corner plot, this home enjoys private wrap-around gardens offering a mix of paved seating areas and well-kept lawns, bordered by established hedging and mature shrubs that provide both charm and privacy. The outdoor space also includes a garden shed for storage and a convenient outdoor tap, creating a practical and attractive area to relax and enjoy the surroundings.

## OFF STREET

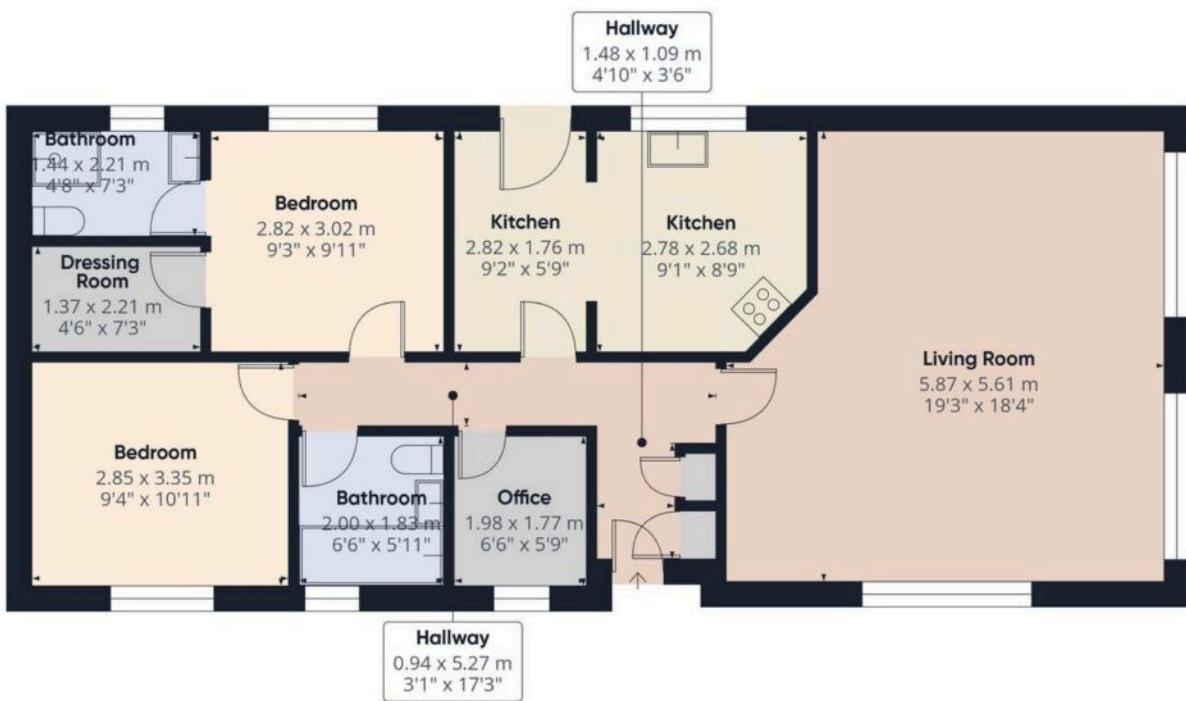
### 2 Parking Spaces

Private parking is available to the side of the property and comfortably accommodates two cars. Convenient access to the home is provided via the back door – ideal for unloading shopping or returning home with ease.









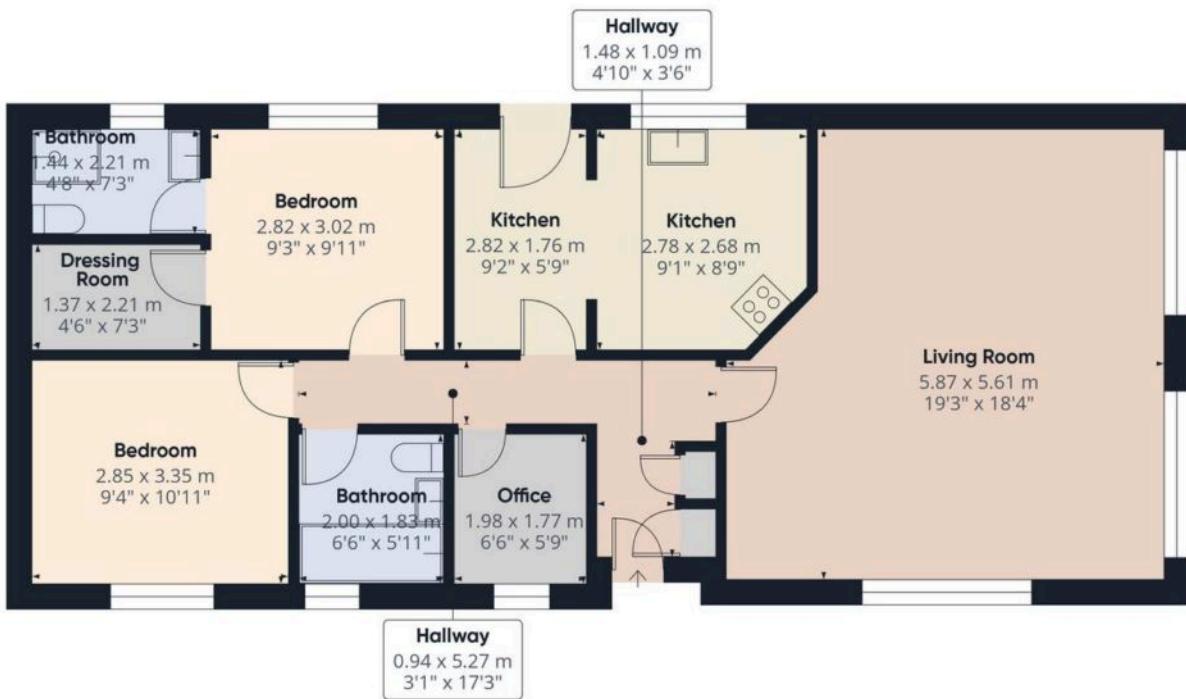
Approximate total area<sup>(1)</sup>  
80.9 m<sup>2</sup>  
869 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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