



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£123,750 Leasehold

Love Homes are delighted to present this beautifully maintained 3-bedroom end-terrace, positioned in a sought-after location close to Garstang Golf Club. Offered at 55% shared ownership, and situated on a quiet cul-de-sac, this home is an excellent opportunity for first-time buyers.

- 55% Shared Ownership
- Beautiful modern property
- Off street parking
- Private rear garden
- Stunning three bedroom end terrace

****55% Shared Ownership Scheme****

If you're looking for your first home, look no further than this beautifully presented three-bedroom end-terraced property, located on a highly sought-after residential estate.

Located on the former driving range grounds of Garstang Golf Club, this stunning home is in a prime location, perfect for golf enthusiasts, young families or those looking for quiet cul-de-sac living.

On the ground floor, you are welcomed by a hallway that leads to the main living accommodation and provides access to the stairs rising to the first floor. A convenient storage cupboard keeps the space neat and tidy.

To the left, the lounge offers ample room for comfortable seating and also benefits from an additional understairs storage cupboard. Continuing through to the kitchen diner, you'll find a modern, fully fitted kitchen with a range of wall and base units providing plenty of storage. Integrated appliances include a gas hob with extractor fan above, oven, and fridge-freezer, with space for a washing machine. The kitchen also features ample room for a dining table and a door opening out to the rear garden, creating a lovely flow for indoor-outdoor living.

Just off the kitchen is a separate utility room with further wall and base units for storage, along with a convenient downstairs WC.

Upstairs, the property offers two generous double bedrooms and a further single bedroom, which is currently used as a home office, highlighting its flexibility to suit a variety of needs. The family bathroom is well equipped with a WC, wash basin, bath with overhead shower, and a heated towel rail. The landing also benefits from a convenient storage cupboard and provides access to the loft space.

The rear garden is a private retreat, fully enclosed and ideal for relaxing or entertaining. There is also useful additional space to the side of the property, perfect for bins or extra storage. To the front, the home benefits from allocated parking for two vehicles, along with a mature garden and a stoned area that could accommodate an additional car if required.

The surrounding area is rich with amenities and attractions. The nearby Garstang town centre features a charming array of amenities. For nature lovers, the picturesque Garstang countryside and scenic Lancaster Canal offer idyllic spots for walking, cycling, and other outdoor activities.

Families will benefit from excellent local schools and a vibrant community spirit, making it an ideal place to raise children. Additionally, convenient transport links provide easy access to neighbouring cities, offering a perfect blend of tranquillity and accessibility.

Call 01995 213101 to book your viewing today!

Council Tax Band: C (Wyre Borough Council)

Tenure: Leasehold

Service Charge: £48.96 per month

Shared Ownership: 55% being sold, £242.92 per month rental payments

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

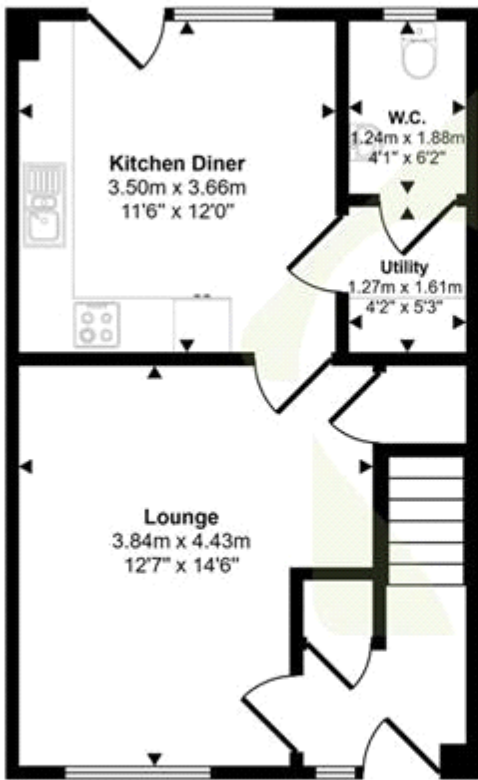
Broadband: FTTP



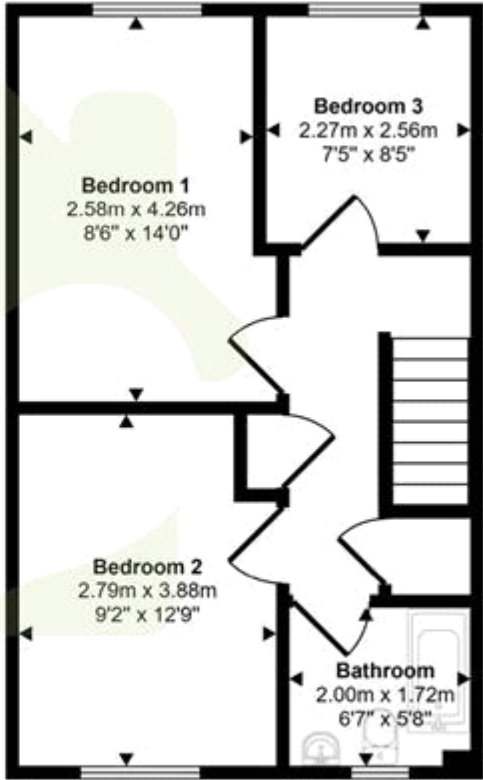




Approx Gross Internal Area
82 sq m / 879 sq ft

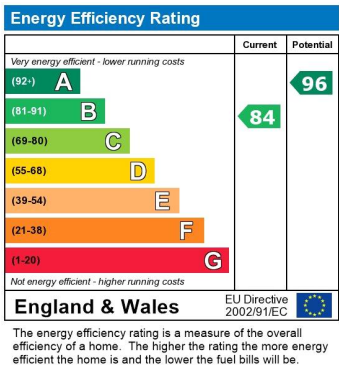


Ground Floor
Approx 40 sq m / 435 sq ft



First Floor
Approx 41 sq m / 445 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.



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.