



LOVE HOMES  
INDEPENDENT ESTATE AGENTS

SSTC



OIRO £199,950 Freehold

**\*\*CHAIN FREE\*\*** This home is perfect for someone ready to roll up their sleeves and take on a project. Situated in a prime location with convenient access to bus routes, scenic local walks, and nearby amenities, this property presents an excellent opportunity to create something special.

- **\*\*NO CHAIN \*\***
- Three bedroom semi-detached
- Extended dining kitchen
- Versatile living accommodation
- Driveway parking plus garage
- Call 01995 213101 to arrange your viewing

## Extended Three-Bedroom Semi-Detached Home in Desirable Catterall Location

\*Offered with No Onward Chain\*

Love Homes Independent Estate Agents are delighted to bring to market this extended three-bedroom semi-detached property, ideally situated in a sought-after residential area at the heart of Catterall. Neatly positioned at the end of a quiet cul-de-sac, this charming home offers generous off-road parking with a spacious driveway and an easy-to-maintain front garden.

Upon entering, a bright hallway provides access to all ground floor living spaces, while stairs lead to the first floor. The living room is a welcoming space with a feature fireplace and large front-facing windows that flood the room with natural light. An archway leads to an adjoining space, ideal as a formal dining room or additional seating area. Glazed double doors open into a versatile room currently used as a home office, which could easily serve a variety of other purposes.

The kitchen is well-equipped with fitted cabinetry and integrated white goods. Thanks to a rear extension, this space opens up into a generous dining area with French doors that lead directly to the rear garden—perfect for modern family living and entertaining.

A secondary hallway provides access to a ground floor WC, the integral garage, and an additional external door to the garden.

Upstairs, the property offers three bedrooms—two to the front elevation and one overlooking the rear garden—as well as a three-piece family bathroom featuring a corner bath with shower over.

Ready for a scheme of cosmetic redecoration, this property offers enormous potential to create a beautiful, personalised family home.

### Catterall and Surrounding Amenities

Catterall is a desirable village nestled on the edge of Garstang, a charming market town that blends historic appeal with modern convenience. Residents benefit from excellent transport connections, with both the A6 and M6 nearby for easy commuting to Preston, Lancaster, and beyond.

Just a short drive away, Garstang Golf Club offers stunning fairways and facilities for golfing enthusiasts. Garstang Community Academy provides well-regarded secondary education, while a selection of primary schools and nurseries serve the local area.

For leisure and shopping, Barton Grange Garden Centre is a popular local destination, renowned for its extensive plant selection, farm shop, and riverside café. Next door, The Flower Bowl Entertainment Centre offers a unique mix of activities including a cinema, curling rink, crazy golf, and multiple dining options—great for families and visitors alike.

Catterall also provides a semi-rural lifestyle with access to beautiful countryside, canal walks, and local parks, making it an ideal setting for both growing families and those seeking a more peaceful way of life.

**\*\*This home is offered with no onward chain and is available to view now. With scope for personalisation and a prime location, this could be your next dream home. Contact Love Homes to arrange your viewing today.\*\***

Council Tax Band: C (Wyre Borough Council)

Tenure: Freehold

Parking options: Garage

Garden details: Private Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

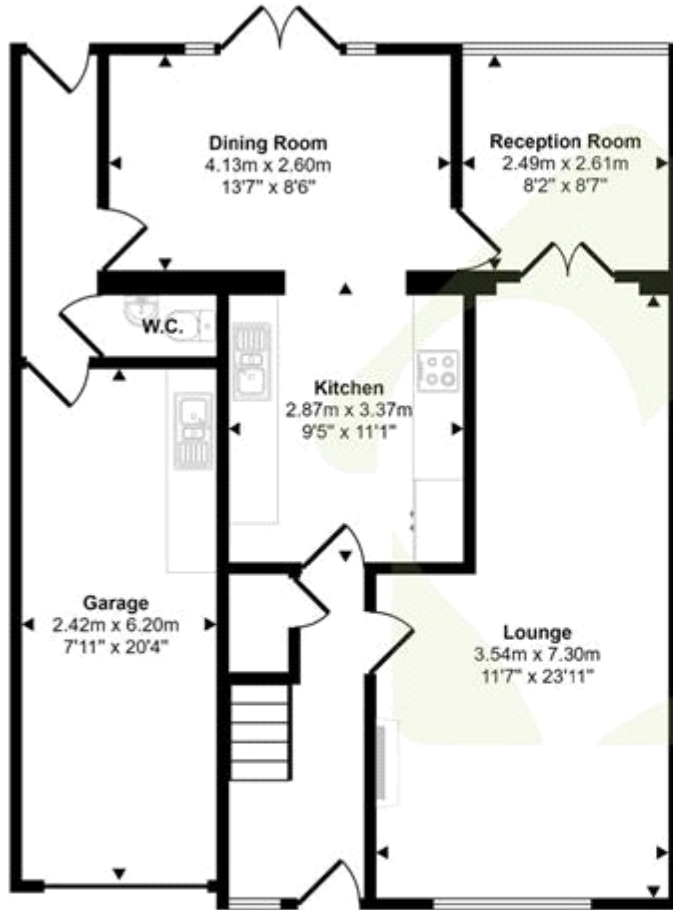




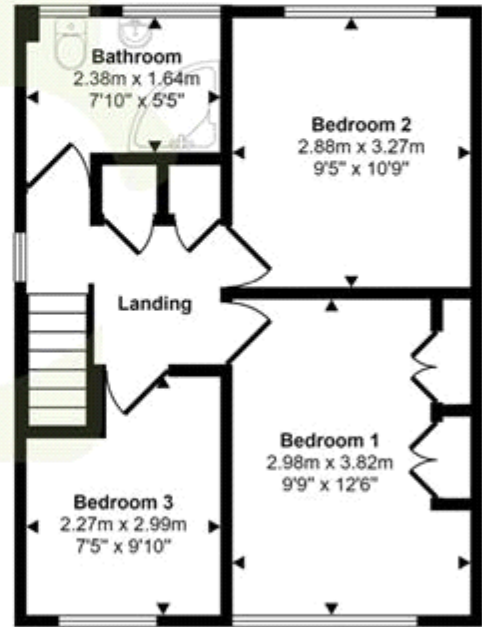




Approx Gross Internal Area  
119 sq m / 1280 sq ft




Ground Floor  
Approx 80 sq m / 859 sq ft



First Floor  
Approx 39 sq m / 421 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-)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	54
(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.