



Lyndale Garstang By Pass Road, Garstang, Preston, PR3 1NA
£240,000

The Property Perspective

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Located on the edge of the thriving market town of Garstang, Lyndale enjoys an excellent position offering the perfect balance of countryside surroundings and everyday convenience. Garstang is renowned for its independent shops, cafés, supermarkets and leisure facilities, while a selection of well-regarded primary and secondary schools are within easy reach. Excellent transport links via the A6 and nearby M6 provide straightforward access to Preston, Lancaster and beyond. The area is also surrounded by beautiful Lancashire countryside, with scenic walking routes, the Lancaster Canal and nearby green spaces offering plenty of opportunities for outdoor recreation.

This attractive three-bedroom semi-detached home offers spacious and versatile accommodation ideal for modern family living. The ground floor features a welcoming entrance hallway, a cosy living room with a charming wood-burning stove, a separate family room and an impressive open-plan kitchen/diner complete with a central island, integrated appliances and double doors opening onto the rear garden. Upstairs are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts a generous rear garden with lawn, patio and hardstanding areas, alongside a fantastic summer house offering additional flexible space for work, hobbies or relaxation. A driveway to the front and additional parking area to the side complete this appealing home.

Front

Driveway

GROUND FLOOR

Living room 14'9" x 10'11" (4.52m x 3.35m)

Laminate flooring, bay window to front, wood burner, painted walls, radiator.

Family room 12'0" x 11'7" (3.66m x 3.55m)

Painted walls, laminate flooring, doors to kitchen.

Kitchen/diner 16'4" x 12'11" (4.98m x 3.96m)

Wall mounted and base units, central island, integrated double oven, gas hob, washing machine, dishwasher, fridge/freezer, window to rear, double doors to garden, tiled floor.

WC 2'3" x 5'2" (0.7m x 1.6m)

Toilet, sink, tiled floor.

FIRST FLOOR

Bedroom 14'4" x 9'10" (4.39m x 3.01m)

Front facing, wood flooring, painted walls, radiator.

Bedroom 11'4" x 9'10" (3.46m x 3.01m)

Rear facing, wood flooring, window to rear, painted walls, radiator, fireplace.

Bedroom 7'9" x 6'9" (2.37m x 2.08m)

Rear facing, wood flooring, painted walls, window to front, radiator.

Bathroom 6'9" x 8'10" (2.08m x 2.71m)

Three piece suite with over bath shower, tiled floor, tiled and painted walls, heated towel rail, window to rear.

Rear Garden

Lawn, patio, hard standing, pebbles, summer house, patio/driveway to side, tap.

