



LOVE HOMES
INDEPENDENT ESTATE AGENTS



OIRO £194,500 Freehold

Two-bedroom semi-detached home in the heart of Forton, close to the primary school and A6. Features driveway, detached garage, two receptions, kitchen, and spacious bedroom. Offered with no onward chain, ideal for a buyer seeking a cosmetic renovation in a convenient location.

- Semi-detached two bedrooms
- Versatile living accommodation
- Driveway parking plus garage
- Electric heating and water
- In need of modernisation
- No Onward Chain

This charming two-bedroom semi-detached home is ideally situated in the heart of Forton, offering a fantastic opportunity for anyone looking to create their perfect home. Conveniently located close to the village primary school and within easy reach of the A6, this property provides excellent access to Preston, Lancaster, and, with the M6 nearby, the Lake District and even Scotland can be reached with ease.

Occupying an elevated position, the property benefits from driveway parking that runs alongside the house and leads to a detached single garage.

Entering the home through the kitchen, which is located at the front of the property, you will find a range of wall and base units with space and plumbing for a cooker, washing machine, and fridge freezer. From the kitchen, you move into the dining hallway, which offers ample room for a dining table and chairs. From here, doors lead into two ground floor reception rooms, and a staircase rises to the first floor accommodation.

The front reception room is currently used as a comfortable lounge, while the second reception room has previously been used as a generous double bedroom, offering flexibility for a variety of uses such as a guest room, home office, or second sitting room.

Upstairs, there is a spacious bedroom and a family bathroom.

Offered with no onward chain, this property would be ideally suited to someone looking for a mainly cosmetic renovation project. Heating is provided via electric storage heaters, and with its superb location and versatile layout, this home offers great potential in one of Forton's most convenient settings.

Council Tax Band: C (Wyre Council)

Tenure: Freehold

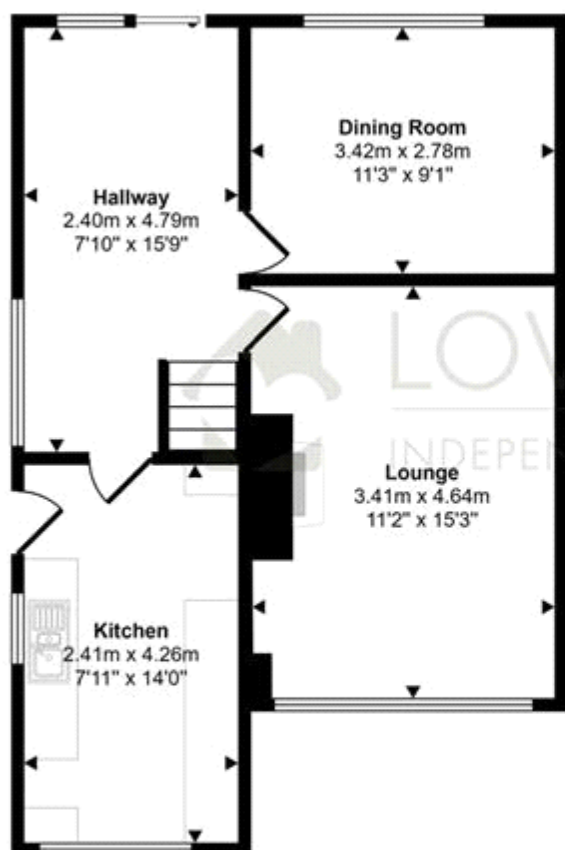
Parking options: Driveway, Garage

Garden details: Front Garden, Private Garden

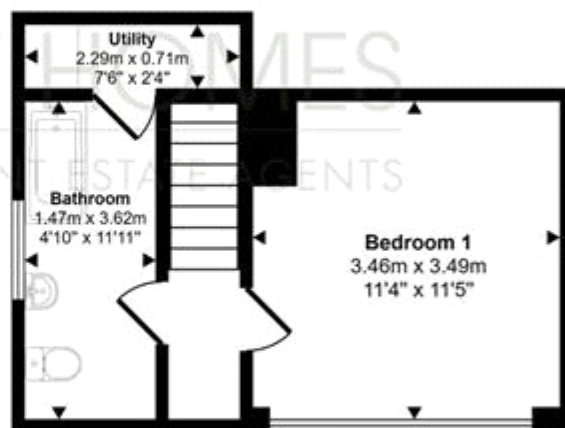


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Approx Gross Internal Area
72 sq m / 779 sq ft



Ground Floor
Approx 49 sq m / 529 sq ft



First Floor
Approx 23 sq m / 250 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.