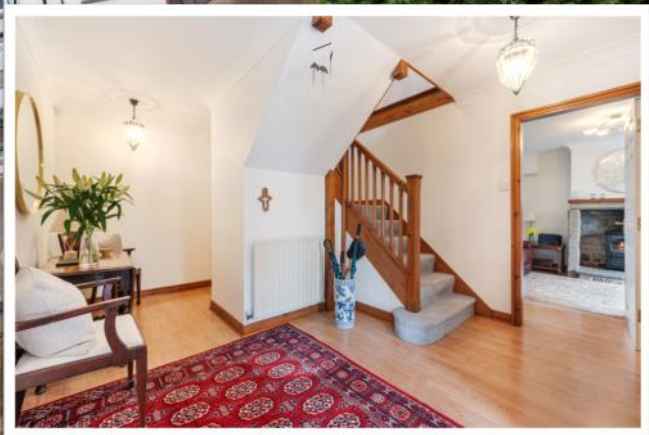




Garstang Road, Bowgreave PR3 1YE

O.I.R.O. £525,000





Garstang Road, Bowgreave, PR3 1YE



4 Bedrooms



1 Bathroom



0.33 Acres

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- Four double bedrooms and one reception room
 - Large well maintained garden of around 0.33 acres OTA
 - Off road parking for four cars
 - Spacious entrance hall
 - Open plan kitchen / sitting room
 - Lovely Bowgreave location, set back from the road
 - Short drive from the amenities of Garstang and to the A6 and the M6 beyond.





This charming well presented four bedroom home has been in the same ownership for around 30 years and has been a wonderful family home. Fabulously set in a large plot extending to around 0.33 acres OTA, there is plenty of outdoor space! There is further potential for the purchaser to unlock, to alter or extend subject to gaining any necessary consents.

Entered from Garstang Road, the drive opens out to reveal the front of the property and the parking ahead of the door. Upon entering you are greeted by a large hallway and wooden staircase along with doors off to the various ground floor rooms. The present owners have tastefully extended into the former garage, creating a living kitchen, perfect for gathering friends and family.



The open living kitchen enjoys views to the front and rear with space to dine and a living area. The kitchen is complete with shaker style cabinets and contrasting work surfaces. Appliances include 5 burner steel cooker, integrated dishwasher while the utility has connections for washer and dryer.

At the heart of the sitting room is a log burner with stone surround. The separate living room features an elegant marble gas fireplace and French doors opening out onto the Indian flagged patio, allowing for a seamless connection between indoor and outdoor living. Further ground floor accommodation includes a dedicated home office and a convenient downstairs WC.





A period wooden staircase leads to a spacious first floor landing, leading off to four double bedrooms.

The spacious principal bedroom enjoys pleasant views over the rear garden and patio. The two front facing bedrooms feature attractive dormer windows.

The bathroom is tiled with sandstone effect, benefiting from a standalone shower as well as a separate bath and pedestal basin.







Set within approximately 0.33 acres, the property benefits from an attractive and well-maintained garden which can be enjoyed from the stone flagged patio. The garden has a large expanse of lawn along with raised beds and a green house. There is certainly plenty of room to kick a football, dine al fresco and entertain outdoors! Additional outbuildings include a brick built store and two timber sheds, offering excellent storage.

Location

Bowgreave is a charming semi-rural village in the North West of England, situated just over a mile south of Garstang. It offers a peaceful and highly desirable residential setting while benefiting from excellent transport links via the nearby A6, M6 and M55. A wide range of amenities can be found in Garstang, which features a market high street with independent shops, cafés, traditional pubs and restaurants, alongside supermarkets.



The area is well suited to families, with a selection of reputable primary schools nearby and Garstang Community Academy within easy walking distance. Residents also enjoy excellent access to the outdoors, with scenic riverside walks along the River Wyre, picturesque towpaths on the Lancaster Canal, and the stunning landscapes of the nearby Forest of Bowland. For leisure and entertainment, The Flower Bowl Entertainment Centre is also within easy reach, offering a variety of activities for all ages.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of a gas central heating system.

Parking allocated and number of spaces : 4

Construction Type : Concrete block with slate roof

Building Safety : No issues known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : We Understand there is an electricity easement running along the north boundary.

The planning to the rear grants shared access over the driveway, fencing to be erected to protect property boundary.

Footpaths / Bridleways : We understand that there are no footpaths over the land.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Planning Consents affecting the property :

25/00519/OUT - Outline planning application for two dwellings at the rear, using shared access off the road. This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

Communications :

Broadband: EE available in the area

Mobile signal: EE, Vodafone, O2 and Three available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Wyre Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Hannah M Towers. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //inherit.face.lift.driveway

Money Laundering Regulations Compliance: please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

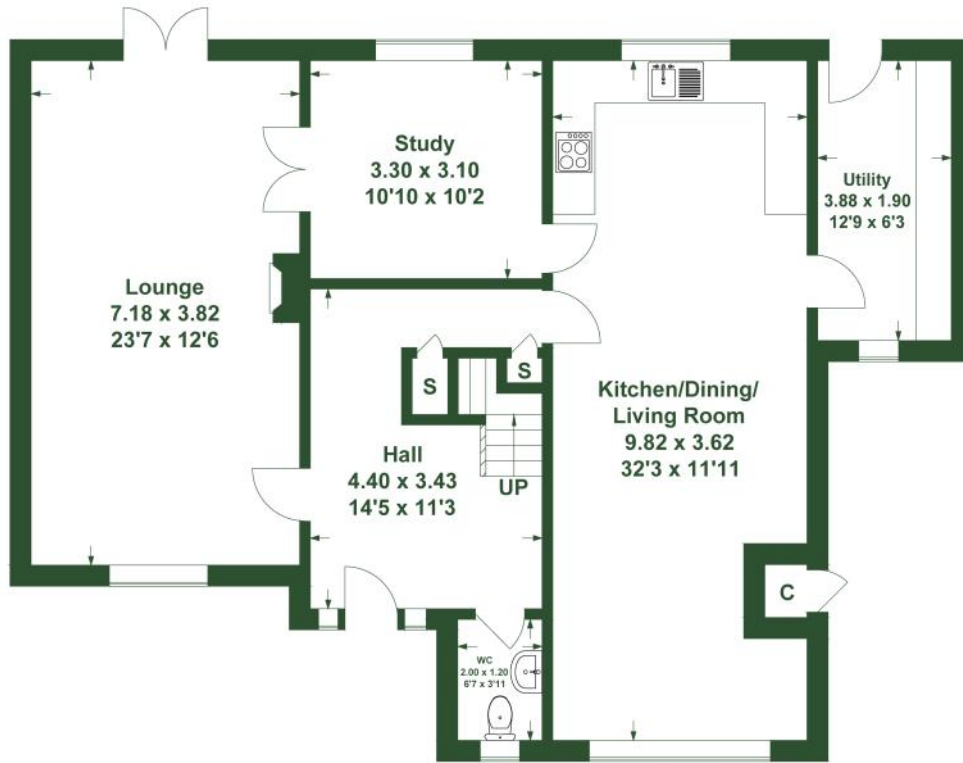
SUBJECT TO CONTRACT



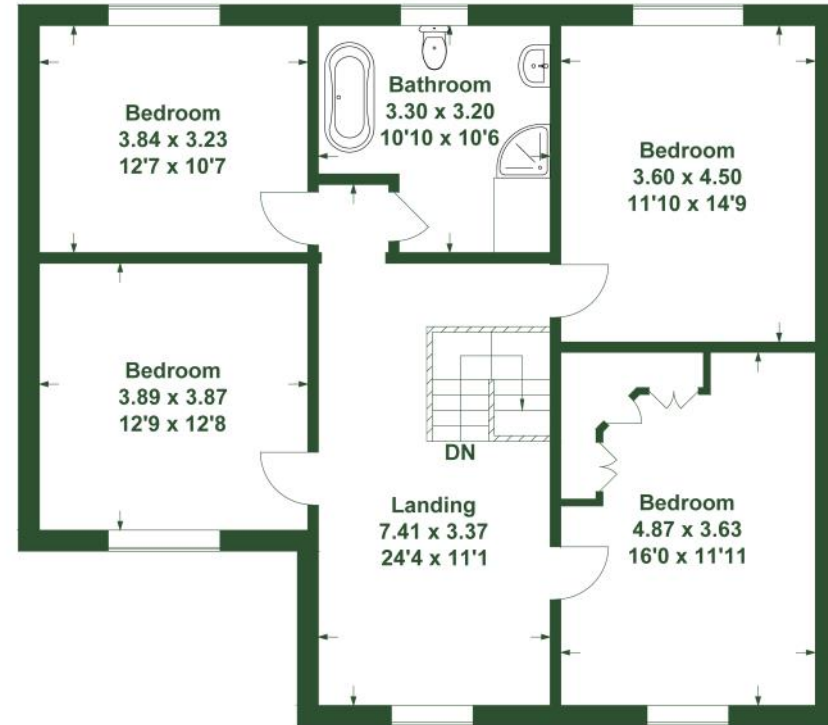
Approximate Gross Internal Area : 197.97 sq m / 2131 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Ground Floor



First Floor

Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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