£299,500

Armitstead Barnett

Green Lane East, Cabus, Preston, Lancashire, PR3 1JS

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Cabus, Garstang, PR3 1JS

Asking Price £299,500

- Two-bedroom detached bungalow in good condition
- Spacious lounge to the front of the property
- Separate fitted kitchen leading into the conservatory
- Two generous double bedrooms and modern shower room
- Well-maintained front garden with lawn and established shrubs
- Driveway to the side providing parking and access to detached garage
- Large stone-paved rear garden with small areas of planted trees
- Peaceful Cabus location, close to the popular market town of Garstang

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A well-presented two-bedroom detached true bungalow offering comfortable and versatile living in a desirable setting. The property features a welcoming lounge to the front, a separate fitted kitchen, and a bright conservatory to the rear, providing an excellent additional living space that overlooks the garden. Both bedrooms are generous doubles, served by a modern shower room.

Externally, the property sits within attractive gardens. To the front, a neatly maintained lawn with established shrubs creates a welcoming approach, complemented by a driveway to the side that provides ample parking and leads to a detached garage. To the rear, the stone-paved garden is a real highlight, offering an extensive low-maintenance space interspersed with small areas of planted trees – ideal for both relaxation and entertaining. The garden also benefits from a small workshop, perfect for hobbies or storage, and a charming arbour , providing a peaceful, sheltered spot to sit and enjoy the surroundings.

Cabus is a highly regarded semi-rural area, offering a peaceful lifestyle within easy reach of the popular market town of Garstang. Here, you'll find an excellent mix of independent shops, eateries, schools, and local amenities, all set against the backdrop of the beautiful Lancashire countryside. This convenient yet tranquil location makes the property especially appealing.

Property is offered with no onward chain.

General Remarks

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

Parking allocated and number of spaces : Driveway parking for several vehicles and single garage

Construction Type : Standard brick construction

Building Safety : N/A

Restrictive Covenants : See title register, No pigs poultry pigeons or goats shall be kept upon any part ofthe land hereby conveyed

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 3.

Unimplemented Planning Consents : Insert info

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Communications :
Broadband: Ultrafast available in the area
Mobile signal: Vodafone, EE, O2 and Three available in the area
The above information is according to Ofcom http://checker.ofcom.org.uk and http://b4m.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 Borough Council **Council Tax:** Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of [Mark Bolan]. 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 : ///lordship.habit.hourglass

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

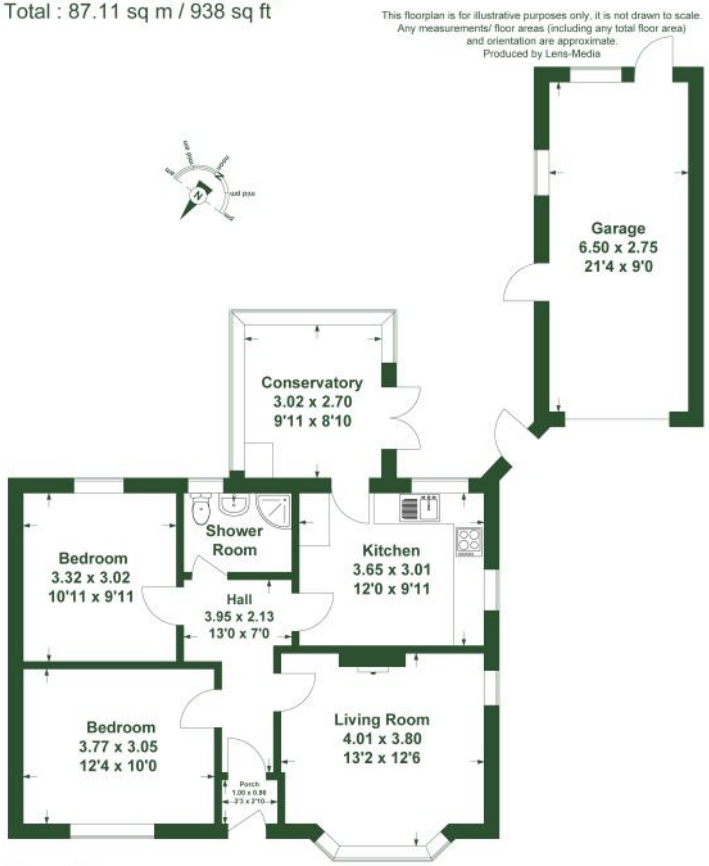
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT

Approximate Gross Internal Area : 69.24 sq m / 745 sq ft
Garage : 17.87 sq m / 192 sq ft
Total : 87.11 sq m / 938 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

Armitstead 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 Armitstead 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 Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

North Lancashire
Market Place, Garstang,
Lancashire PR3 1ZA
01995 603 180
garstang@abarnett.co.uk

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
01704 895 995
burscough@abarnett.co.uk

Cumbria
Lane Farm, Crooklands,
Milnthorpe, LA7 7NH
01539 751 993
cumbria@abarnett.co.uk

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
01200 411 155
clitheroe@abarnett.co.uk

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