



Garstang Road, Claughton-on-Brock, Preston, PR3 0PH

Asking Price £329,950







Garstang Road, Claughton-on-Brock , Preston PR3 0PH

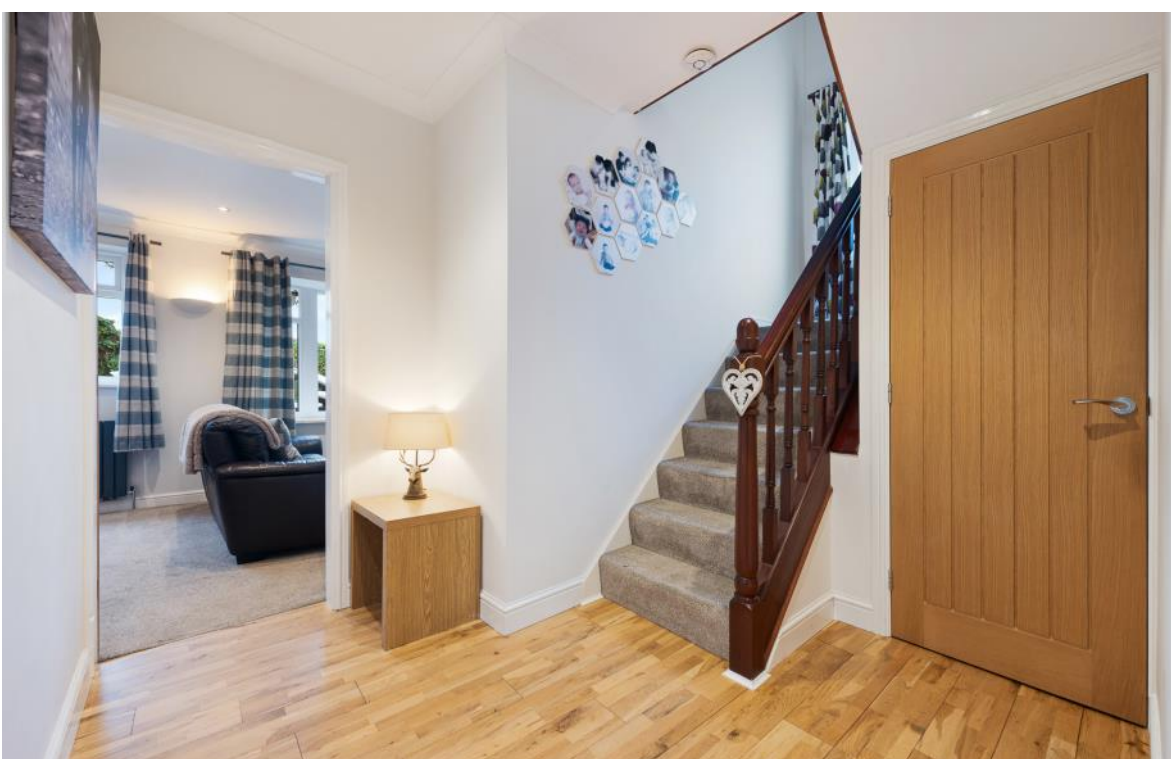


3 Bedrooms



2 Bathroom

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- Detached house with 3 bedrooms and 2 reception rooms
 - Lounge with wood burning stove
 - Wren fitted dining kitchen with Neff appliances
 - Breakfast bar within the kitchen area
 - Separate utility room
 - Principal bedroom with ensuite
 - Lawned front garden and south-west facing rear garden
 - Detached double garage with electric door and parking



Situated in the popular village of Claughton-on-Brock, this attractive detached family home offers well-presented accommodation together with generous outdoor space and excellent parking facilities. The property has been thoughtfully maintained and improved by the current owners, creating a comfortable and practical home ideally suited to modern family living.



Internally, the property offers a welcoming lounge featuring a wood-burning stove which creates a cosy focal point during the cooler months. To the rear of the home is an open dining kitchen fitted with a contemporary Wren kitchen, complemented by integrated Neff appliances and a breakfast bar providing an ideal space for everyday dining or entertaining. A useful utility room provides additional practicality and storage space.



To the first floor are three well-proportioned double bedrooms. The principal bedroom benefits from a private ensuite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property enjoys a lawned garden to the front together with excellent off-road parking. To the rear is a generous south-west facing tarmac garden area, designed for ease of maintenance and ideal for enjoying the afternoon and evening sun. A detached double garage with electric door provides further storage or secure parking.



Cloughton-on-Brock is a sought-after semi-rural village located just a short distance from Garstang, offering a pleasant countryside setting whilst remaining convenient for everyday amenities. The nearby market town of Garstang provides a range of shops, cafés, schools and supermarkets, whilst excellent road links allow easy access to Preston, Lancaster and the wider motorway network, making the area ideal for both commuting and family living.

General Remarks

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

Parking allocated and number of spaces : Large tarmac driveway parking available for multiple vehicles.

Construction Type : Brick built walls with tile roof.

Building Safety : N/A

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : N/A

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

Footpaths / Bridleways : None known to effect the property.

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

Unimplemented Planning Consents : We understand that there is a retail development in the early stages at the end of Garstang Road.

Planning Consents affecting the property : None known to effect the property.

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Standard, Superfast and Ultrafast 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> 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: Amitstead Bamett 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 E

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 : //joggers.rural.driveway

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett 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

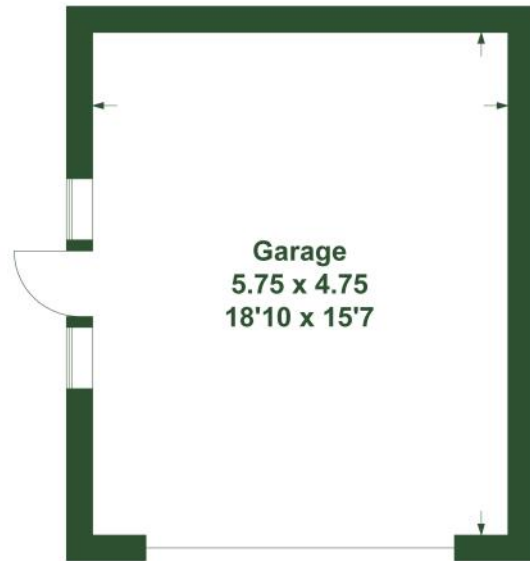
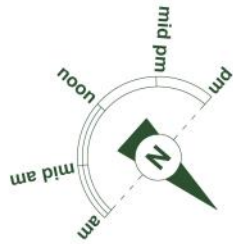


Approximate Gross Internal Area : 120.67 sq m / 1299 sq ft

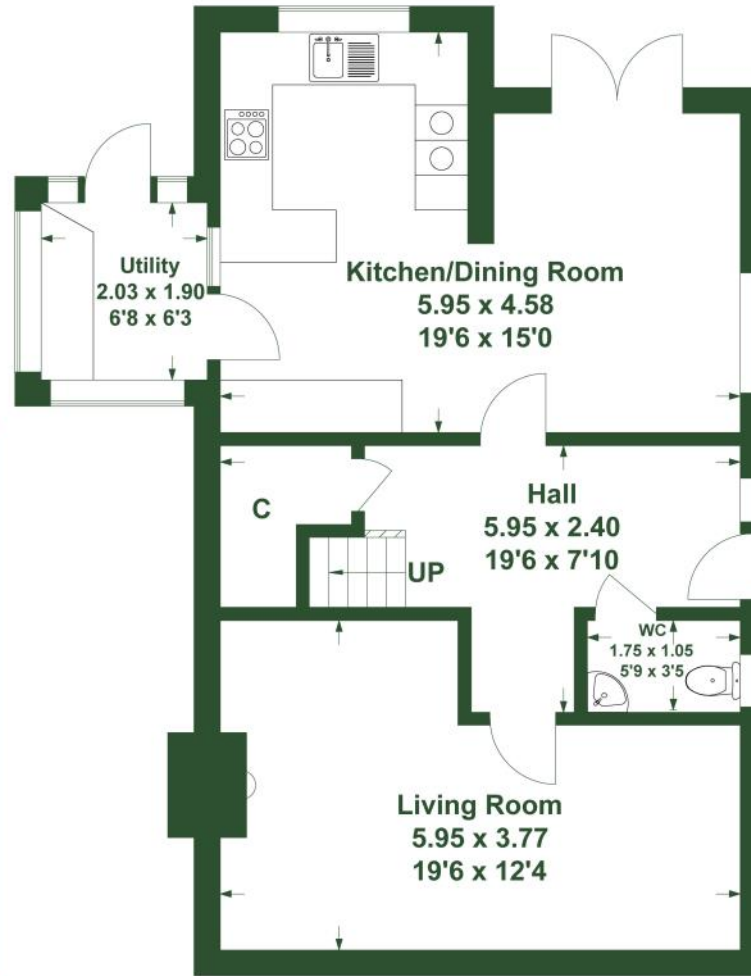
Garage : 27.31 sq m / 294 sq ft

Total : 147.98 sq m / 1593 sq ft

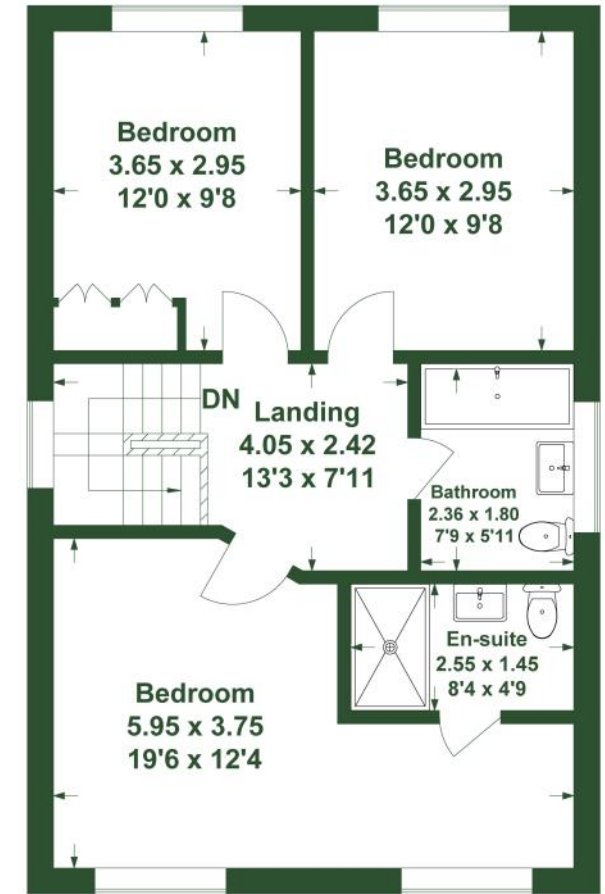
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Garage



Ground Floor



First 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 to 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 con-

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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