



## Garstang Road North, Wesham, PR4 3DB

- Spacious 3 Bedroom Mid Terraced House
  - 2 Reception Rooms
  - Ideal For Families
- Additional Loft Room
- Excellent Commuter Links, Close To Kirkham Station And M55 Motorway
- \*\*\*\*\*Viewing Recommended !!!

# Garstang Road North, Wesham, Preston PR4 3DB

With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The house features a well-appointed bathroom and additional loft room, to which can be used as a multitude of uses. The property benefits from easy access to local amenities, schools, rail and transport links, making it an excellent choice for those who value both community and accessibility. Don't miss the chance to view this charming property!! Briefly comprising: entrance hall, 2 reception rooms, fitted kitchen, 3 good sized bedrooms, family bathroom and additional loft room. Private garden to the rear.



Council Tax Band: B

Deposit: £1,096



## Entrance Hall

Characterful period front door opens into the entrance hall. Stairs to the first floor. Doors to:

## Reception Room 1

10'10" 11'11"

This inviting living room features warm wooden flooring and a bright bay window that lets in plenty of natural light. The room is complemented by a simple yet elegant fireplace with a grey surround, creating a cosy focal point.

## Reception Room 2

12'8" x 13'2"

The room benefits from the same wooden flooring, paired with soft wall colours that create a calm atmosphere. A window dressed with pale curtains provides a pleasant view onto the exterior and allows natural light to fill the space, ideal for family meals.

## Kitchen

16'5" x 9'5"

The kitchen is well-equipped with a comprehensive range of wood-finish cabinets offering ample storage, alongside sleek black countertops. Modern appliances include a large fridge-freezer, built-in oven, hob, and washing machine. The tiled floor adds a practical and clean finish, with a window at the far end delivering natural daylight. Exterior door to the rear garden.

## Bedroom 1

10'10" x 16'5"

A generously proportioned bedroom with neutral carpeting and neutral walls. The window is dressed with dark curtains. The spacious layout provides ample space for furnishing to suit a range of needs, making it a comfortable and restful retreat.

## Bedroom 2

13'5" x 9'10"

This cosy bedroom offers soft carpeting and a window dressed with pale pink curtains, which adds a gentle touch of colour to the neutral walls. The room is furnished with a white metal-framed bed and a wooden wardrobe, providing both comfort and storage in a homely setting.

## Bedroom 3

7'10" x 9'4"

A smaller bedroom featuring neutral carpet and wallpaper on one wall with a subtle pattern, while the remaining walls are painted in a soft shade. A window with pale pink curtains lets in natural light, enhancing the room's calm and inviting atmosphere.

## Bathroom

8'2" x 6'7"

This bathroom is fitted with a white vanity unit with storage beneath, a toilet, and a bath with a glass shower screen. The walls are painted a soft green, complemented by white tiling around the bath area. A window with white blinds provides ventilation and natural light, creating a fresh and functional space.

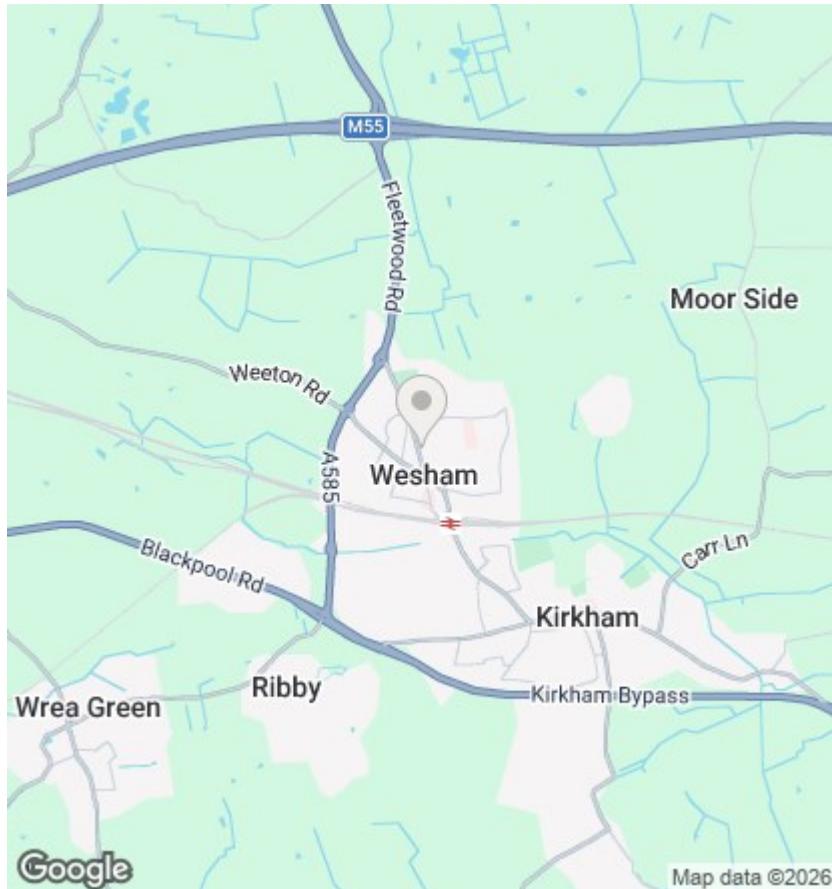
## Loft Room

17'5" x 16'5"

This attic room has a striking vaulted ceiling with exposed beams and a dark feature wall, adding character and depth. Natural light floods in through a large skylight, highlighting the wooden floorboards and creating a spacious, airy environment, perfect for a variety of uses such as a office or play room.

## Exterior

The rear garden offers a mix of paved and decked areas, providing a versatile outdoor space. Mature shrubs and fencing create a private and sheltered setting, ideal for outdoor dining, relaxing, or gardening.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Misrepresentation Act 1967:- tempo leisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

Contact Annette & Team Tempo NOW

**01772 633399**  
**info@tempoestates.co.uk**  
**www.tempoestates.co.uk**