

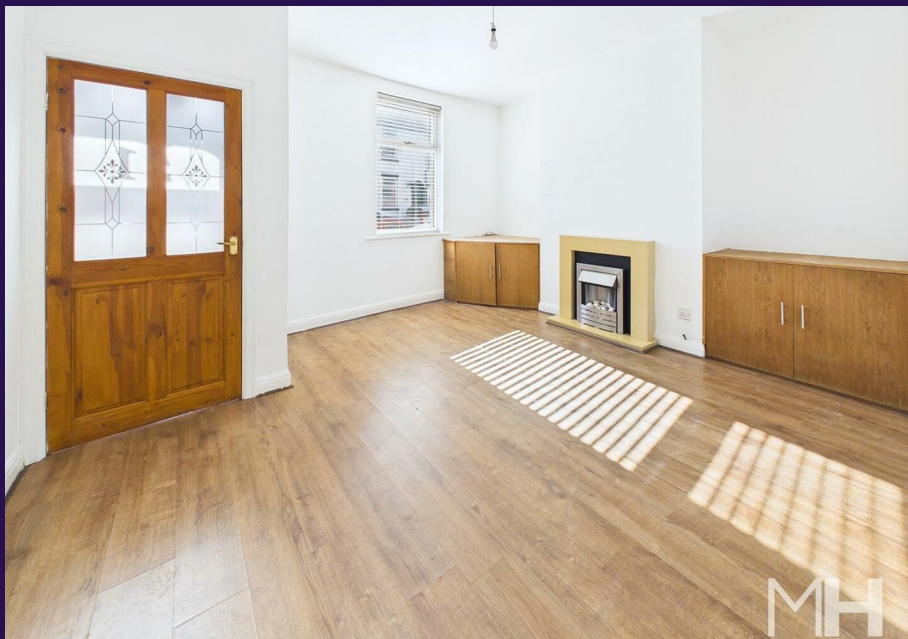


51 GARSTANG ROAD SOUTH

WESHAM, PRESTON, PR4 3BH

Offers Over

£115,000



Key Features

- Superb Two Bedroom Mid Terrace Property
- Convenient Location - Close to All Local Amenities
- Spacious Lounge & Modern Kitchen Diner
- Two Double Bedrooms
- Modern Four Piece Bathroom
- Rear Enclosed Yard with Outbuilding Storage
- On Street Parking
- Offered With No Onward Chain Delay
- Ideal for First Time Buyers or Investors
- Viewing Comes Highly Recommended

Property Summary

ATTENTION FIRST-TIME BUYERS & INVESTORS – SPACIOUS TWO BEDROOM TERRACE WITH NO ONWARD CHAIN

A fantastic opportunity to acquire this spacious and well-presented mid-terraced home, ideally positioned in the heart of Wesham and offered to the market with the significant advantage of no onward chain. Perfectly suited to first-time buyers, buy-to-let investors or those looking to downsize, the property enjoys a highly convenient location within easy reach of local shops, schools, transport links and the M55 motorway, providing excellent connectivity to Preston, Blackpool and surrounding areas.

The accommodation is both spacious and well planned, comprising an entrance porch leading into a generous living room, together with a sizeable kitchen/dining room offering ample space for everyday family living and entertaining.

To the first floor, a spacious landing provides access to two excellent bedrooms, including a particularly generous principal double bedroom, together with a well-proportioned second bedroom and a modern four-piece family bathroom incorporating a panelled bath, separate shower enclosure, wash hand basin and WC.

Externally, the property benefits from an enclosed, low-maintenance rear yard together with a useful brick-built outbuilding providing valuable storage space.

The property benefits from UPVC double glazing throughout and a newly installed gas central heating combi boiler.

Offering generous accommodation, a convenient location and excellent value for money, this ready-to-move-into home represents an outstanding purchase for owner-occupiers and investors alike. Early viewing is strongly recommended to fully appreciate the size, presentation and potential this excellent property has to offer.

Entrance Porch

Composite glazed front door. Wood effect laminate flooring.

Lounge

13'8" X 14'9" (4.17 X 4.5)

UPVc double glazed window to front. Wood effect laminate flooring. Electric fire in wooden surround. Radiator. TV point.

Kitchen/Diner

12'2" X 14'1" (3.71 X 4.29)

UPVc double glazed window and UPVc bay window to rear. Wood effect wall and base units. Granite effect worktops. Tiled splashbacks. Radiator. Electric oven. Stainless steel sink and drainer. Gas hob. Plumbed for washer, space for under counter fridge. Under stairs storage cupboard.

Bedroom One

12'12" X 12'5" (3.96 X 3.78)

UPVc double glazed window to front. Radiator. Fitted wardrobes, housing combi boiler. TV point.

Bedroom Two

8'10" X 10'4" (2.69 X 3.15)

UPVc double glazed window to rear. Radiator. Wood effect laminate flooring

Bathroom

12'1" X 7'3" (3.68 X 2.21)

A four piece suite comprising:- UPVc double glazed frosted window to rear. WC Wash hand basin. Bath. Step in mains shower cubicle. Wood effect laminate flooring. Part tiled walls.

External

To the rear there is a low maintenance, paved garden and a brick storage outbuilding. On street parking to the front.

Connected Person Disclosure

In accordance with the Estate Agents Act 1979, we are required to inform prospective purchasers that the seller of this property is a connected person to Marie Holmes Estate Agents. A connected person includes an employee, director, partner, associate or a relative of someone connected with the agency. Further information is available upon request.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.





GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

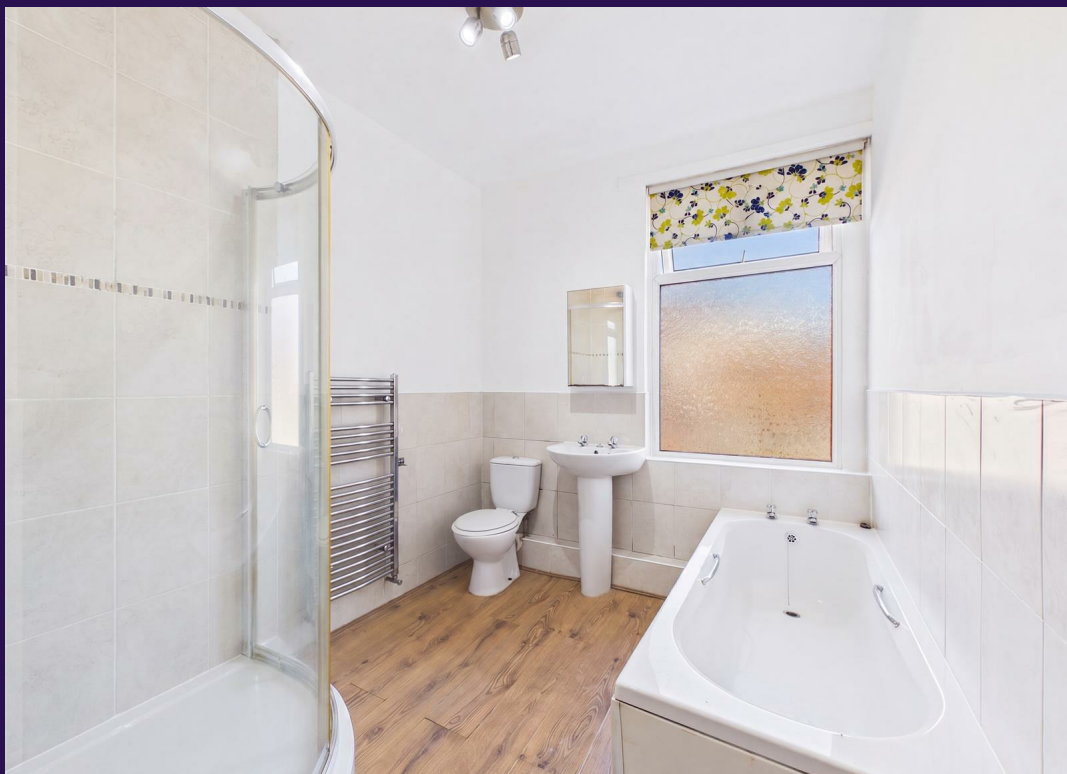
NOTICE:

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

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.





Additional Information

Local Authority – Fylde Council

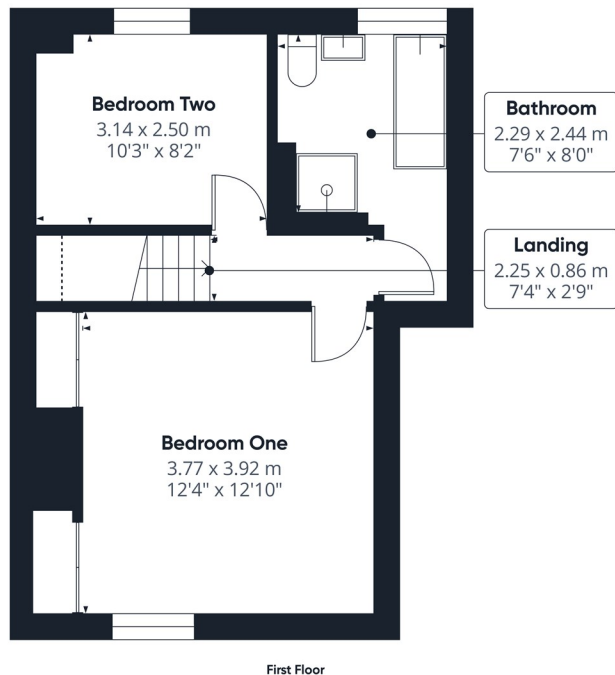
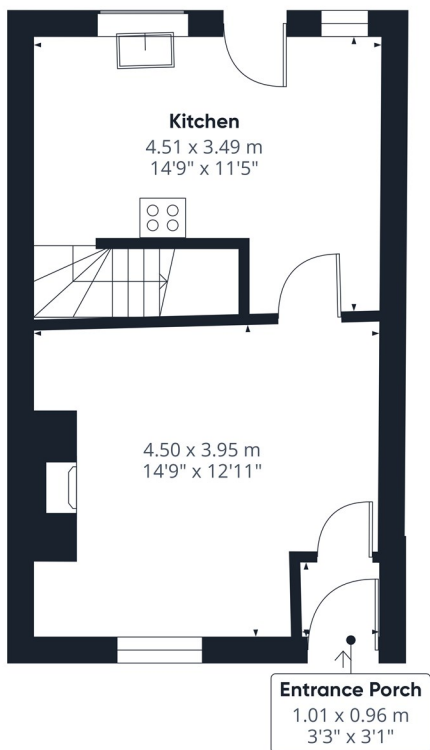
Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold



MH



Ground Floor



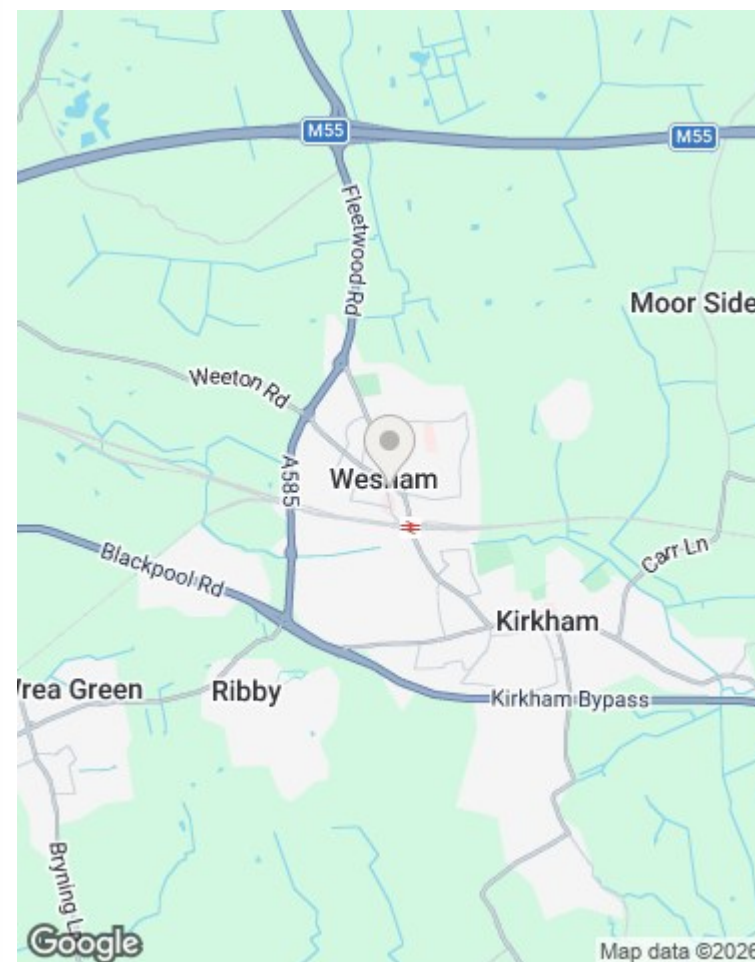
Approximate total area⁽¹⁾
65.8 m²
708 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	