



LOVE HOMES

1 Bed Flat

£120,000



Market Place, Garstang

*** CALLING ALL INVESTORS AND FIRST TIME BUYER* ONE BED FLAT * FANTASTIC LOCATION* VIEWING ESSENTIAL***

We are delighted to introduce to the market this beautifully presented one bedroom first floor flat located on the High Street. Not only has this property been newly modernised to a fantastic standard it is also on the doorstep of all local amenities including the many independent shops, eateries and bars the town centre has to offer. The property is perfect for those that need to commute with its close proximity to public transport and major road links to Preston, Lancashire, the Fylde Coast and beyond..

The property comprises lounge, kitchen, bedroom and bathroom. The property has recently been modernised to a high standard and is ready to move in.

Early viewing is essential. To arrange a viewing call our office on 01995 213 101.

Key Features

First floor Flat

Newly Modernised

Modern kitchen and bathroom

One double bedroom

Fantastic location

Close to all local amenities

Viewing essential

Ground Floor

Entrance - Entry door with intercom system leads in to the communal hallway. Staircase leads up to first floor landing.

Hallway - Front door leads in to hallway. Doors lead to lounge, bedroom and bathroom. Storage cupboard houses the boiler.

Lounge - 18' 7" x 12' 10" (5.68m x 3.92m) Two large windows overlook the High Street to the front. Two double radiators. Archway leads through to

Kitchen - 9' 4" x 5' 6" (2.85m x 1.69m) White base and grey wall units with laminate worktops and upstands., Integrated oven, hob and extractor hood. Space for dishwasher/washing machine and fridge/freezer.

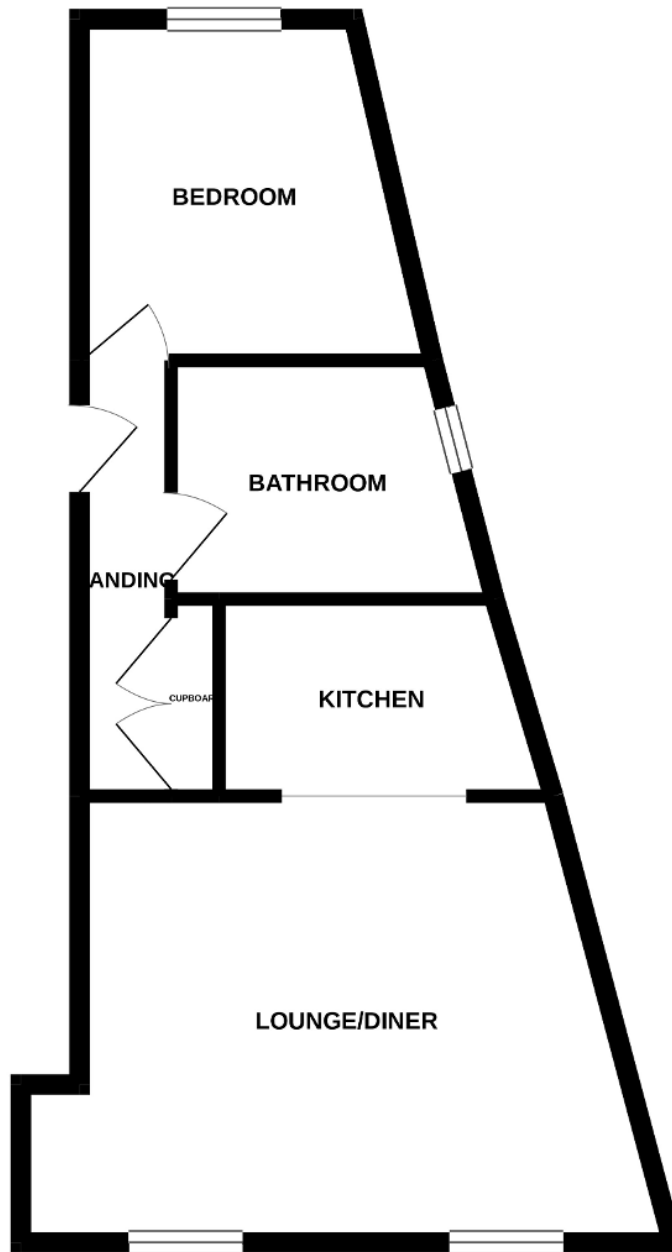
Bedroom - 11' 5" x 10' 5" (3.48m x 3.18m) Window overlooks the rear of the property. Double radiator. Loft access.

Bathroom - 6' 0" x 9' 4" (1.84m x 2.85m) Three piece bathroom suite comprising vanity WC with wash basin and large shower cubicle. Part tiled. Towel radiator. Opaque window to the side.





FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

We are advised that this property is LEASEHOLD, however this should be verified by your solicitor.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Electric, Gas, plumbing, heating, drainage or any other appliances have not been tested by Love Homes Estate Agents (LHEA).

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We urgently need more properties to replace sold stock. If you would like us to help sell your home, call us now on 01995 213101 or email hello@lovehomesestateagents.co.uk.