



# 10 Garstang Road

Chipping

*Offers in the Region of: £309,950*



**Pendle Hill  
Properties**



10 Garstang Road, Chipping  
**£309,950 Offers in the  
Region of**

A beautiful three-bedroom home, in the quiet, peaceful village of Chipping, briefly comprises a lounge, kitchen/dining room, conservatory, utility, shower room, three bedrooms and WC, parking to the front and rear gardens.



## LOUNGE

The lounge briefly comprises a feature coal burner stove, double-glazed window to the front of the property, carpeted flooring, a radiator and a ceiling light point.

## KITCHEN / DINING / UTILITY ROOM

A fully fitted kitchen comprises a range of base and wall-mounted units, an integrated fridge and oven, with four ring ceramic hob, a stainless steel sink and mixer tap, laminate worktops, vinyl flooring, a radiator, and ceiling spotlights.

The utility room is accessed via the kitchen and briefly comprises space for appliances, vinyl flooring, and ceiling light points

## CONSERVATORY

Located at the rear of the property, the conservatory boasts double glazed windows, vinyl flooring, wall lights and upvc access door to the garden.

## BEDROOM ONE

Located on the ground floor, a spacious double bedroom with double-glazed windows overlooking the front of the property briefly comprises carpeted flooring, fitted wardrobes, a ceiling light point and a radiator.

## SHOWER ROOM

Also located on the ground floor, a large shower room boasts a large wet room shower, frosted double-glazed window to the rear, low-level wc, storage cabinet sink, storage cupboard, tiled flooring a radiator and ceiling spotlights.

## BEDROOM TWO

Located on the first floor, another double bedroom comprises a Velux window, double glazed window to the side of the property, eaves storage, fitted wardrobes, carpeted flooring, a radiator and a ceiling light point.

## WC

A two-piece suite briefly comprises a wall-mounted wash basin and low level WC, carpeted flooring, and wall light.

## BEDROOM THREE

The third bedroom briefly comprises a Velux window, double-glazed window to the side of the property, fitted wardrobes, eaves storage carpeted flooring, a radiator, and a ceiling light point.

## EXTERNAL

To the external, there are wraparound gardens, a partially grassed lawn with flower borders and a flagged seating area.

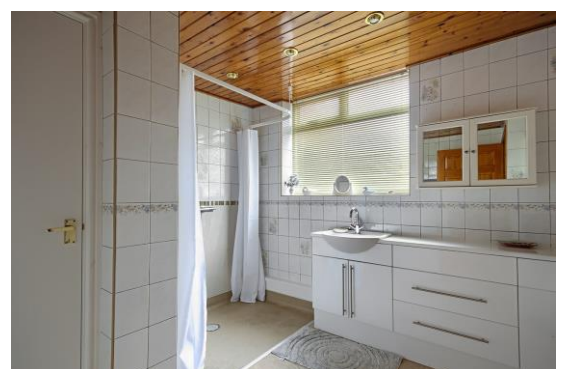
To the front of the property is a driveway and garage with a workshop to the rear.

## ADDITIONAL INFORMATION

Tenure = Freehold

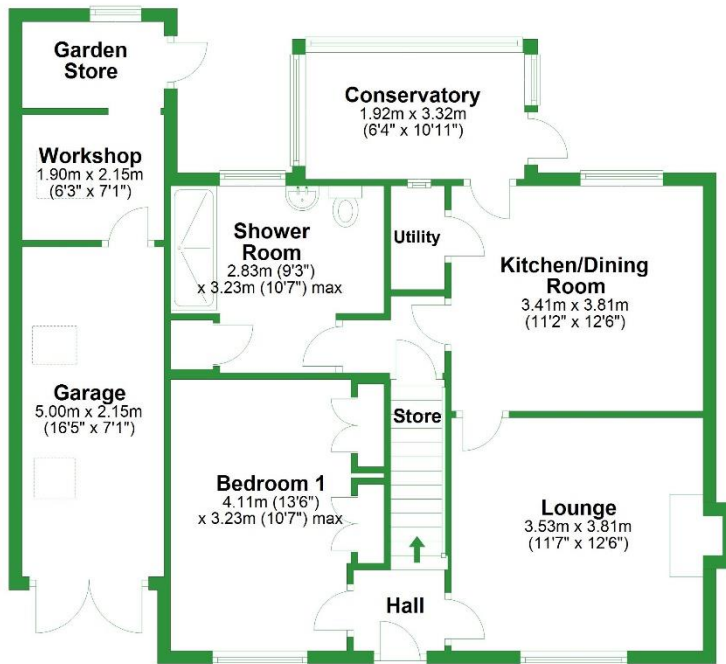
Council Tax Band = D

Internet speed of 1000Mb/s fibre.



### Ground Floor

Approx. 82.1 sq. metres (883.9 sq. feet)

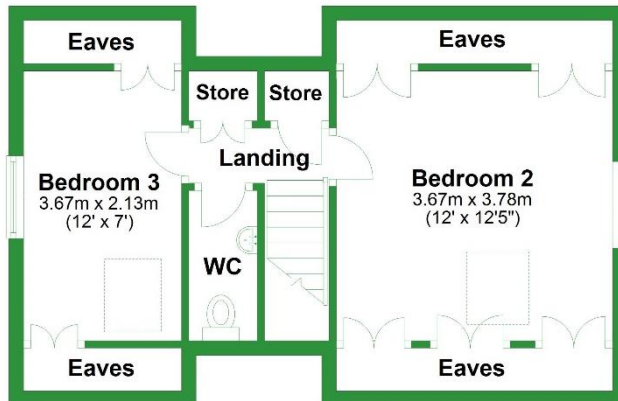


Total area: approx. 119.9 sq. metres (1290.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

### First Floor

Approx. 37.8 sq. metres (406.5 sq. feet)



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill Properties**

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