

## 54 The Close Wyre Vale Park, Garstang

£164,000 Non-Traditional Tenure

Council Tax band: B

Tenure: Non-Traditional Tenure

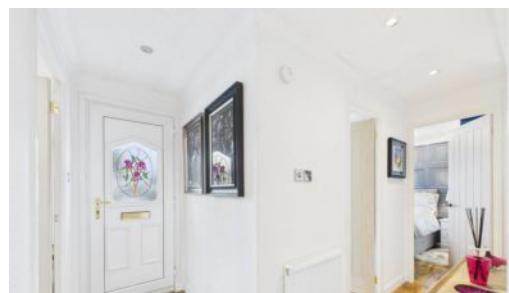
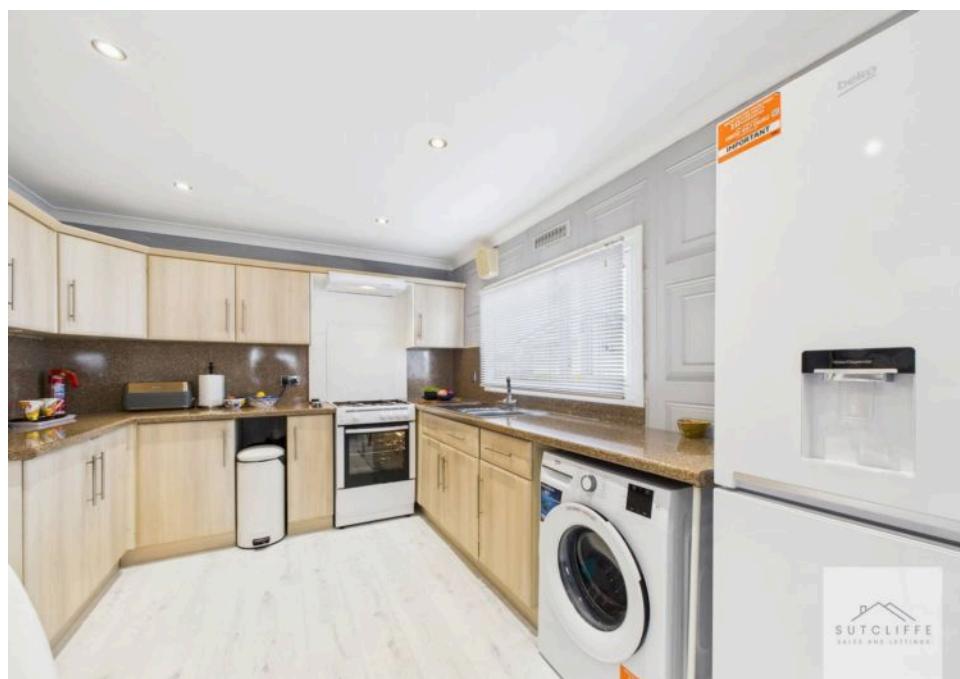
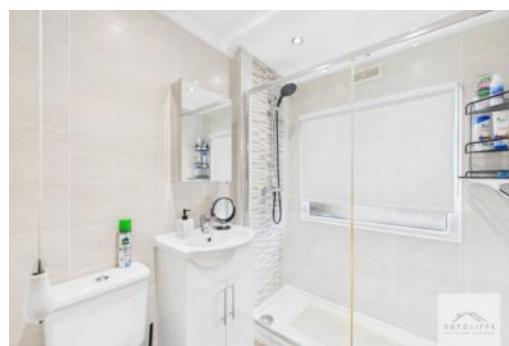
**A fabulous opportunity to join the vibrant and sought-after community of Wyre Vale Park—offering peaceful, modern living in an idyllic setting.** Nestled among beautifully maintained landscapes and just a short distance from the historic market town of Garstang, this home strikes the perfect balance between tranquillity and convenience. Whether you're looking to downsize, enjoy a relaxed lifestyle, or become part of a welcoming neighbourhood, this property could be exactly what you've been searching for.

**Set on a generous plot, the home has been extensively refurbished both inside and out, with no detail overlooked.** Offered fully furnished (excluding a few personal items), it's a true turnkey property—ready for you to move in and enjoy from day one.

Inside, you'll find a stylish, upgraded kitchen with brand-new appliances, along with a new boiler and radiators, full redecoration, quality flooring throughout, modern lighting, a media wall, and chic fitted bedroom



- Tingdene Dolban Lodge 36 x 20 1983
- Recent Refurbishments Both Internally and Externally
- Two Bedrooms
- Lounge Diner
- Spacious Kitchen
- Large Shower Room
- Close to Local Amenities & Transport Links
- Pet Friendly



## Hallway

Step into this bright and welcoming hallway, where neutral décor is complemented by stylish contrasting furnishings. The space offers access to all rooms within the property and features high-quality click flooring that enhances the overall aesthetic. Finished with sleek chrome plug sockets, light switches, and modern ceiling spotlights, and radiator the hallway sets a contemporary tone that carries throughout the rest of the home.

## Kitchen / Diner

The kitchen is perfect for those who love to cook, offering a stylish and functional space designed with both practicality and aesthetics in mind. It features a range of modern wall and base units, beautifully contrasted by sleek worktops and matching upstands. A 1.5 bowl stainless steel sink is positioned beneath a window with fitted blinds, offering a lovely view of the rear garden. The kitchen comes fully equipped with brand-new appliances—all with manufacturer warranties—including a freestanding gas cooker with extractor fan, washing machine, and a fridge-freezer with water dispenser. Modern chrome sockets add a contemporary touch. Additional highlights include quality flooring, a radiator, space for a dining table and chairs, and a handy storage cupboard housing the new boiler. Finished in neutral tones with modern fixtures and fittings throughout, this kitchen truly is the heart of the home.

## Lounge

Flooded with natural light from three impressive splay bay windows to the front and side aspects, this stunning living space offers a bright and airy setting—perfect for entertaining, socialising, or simply unwinding. Fitted blinds provide privacy while enhancing the neutral décor, which is beautifully complemented by contrasting, tasteful furnishings. The room boasts quality flooring, modern fixtures and fittings, and a striking media wall with a remote-controlled flame effect fire—creating a cosy focal point for relaxing evenings. Elegant ceiling and wall lighting add warmth and ambience, while well-positioned radiators and ample sockets ensure comfort and practicality. A true showstopper, this versatile living area blends contemporary style with everyday comfort, delivering a welcoming and impressive space you'll love spending time in.

## Primary Bedroom

A beautifully presented primary bedroom designed with comfort and style in mind. Modern décor and quality flooring create a sleek and calming atmosphere, while a large front-aspect window with a fitted blind allows natural light to flood the space throughout the day. The room features a bed with a fitted headboard and matching bedside tables, adding both functionality and elegance. Sliding wardrobes—two with a mirrored front—offer generous storage with hanging rails, shelving, and drawers to keep everything neatly organised. An integrated TV with aerial makes this the perfect retreat for unwinding, while ample sockets, ceiling lighting, and a radiator ensure comfort and convenience. This bedroom combines thoughtful design with a warm, inviting feel—ideal for rest and relaxation.

## Bedroom

This fabulous guest bedroom offers a warm welcome with its modern décor and stylish finish. Quality flooring runs throughout, while a large box splay window to the front aspect—fitted with blinds—floods the room with natural light. The space is thoughtfully furnished with a quality bed and matching bedside tables, creating a cosy yet elegant feel. Sliding mirrored wardrobes provide excellent storage with both hanging and shelf space, helping to keep the room clutter-free. A recessed wall area perfectly accommodates a dressing table and chair, complete with an illuminated mirror—ideal for getting ready in style. Tasteful furnishings, ample sockets, a radiator, and ceiling point lighting all add to the comfort and practicality of this inviting room.

## Shower Room

This spacious, modern shower room is beautifully finished with fully tiled walls and high-quality fixtures throughout. A large walk-in shower with a newly fitted power shower offers a luxurious and refreshing experience, perfect for everyday comfort. An obscure glazed window with a fitted roller blind allows natural light to filter in while maintaining privacy. The sleek WC and contemporary sink are set within a stylish vanity unit, providing practical storage without compromising on design. A mirrored cabinet above adds both functionality and a sense of space. Additional features include a heated chrome towel rail, ceiling spot lighting, and a clean, modern finish—creating a relaxing and well-appointed space you'll enjoy using daily.

## GARDEN

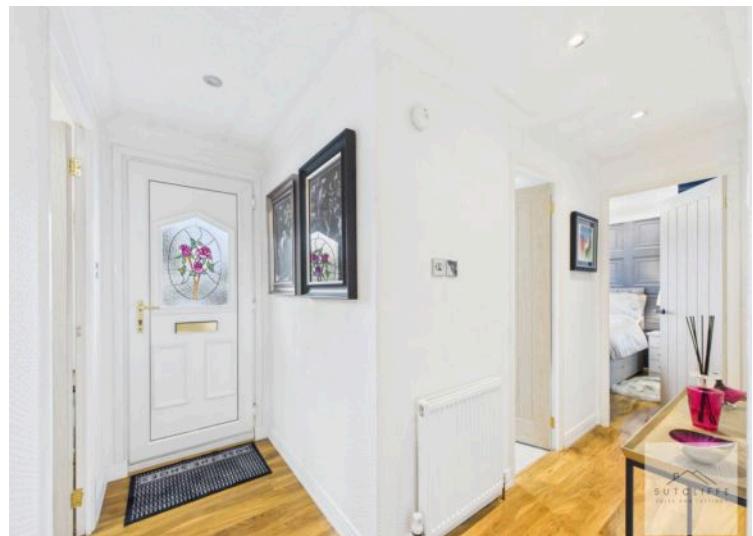
A well-presented wraparound garden enhances the charm of this property, offering outdoor space to the front, sides, and rear. Decorative stone has been thoughtfully placed throughout, creating a low-maintenance yet attractive setting. Established hedging borders the garden, providing excellent privacy, while landscaped areas feature a mix of mature plants, potted arrangements, and decorative touches that add character and colour. To the rear, flagged sections offer ideal spots for seating or displaying garden features, making this outdoor space perfect for relaxing or entertaining in a peaceful and private setting. A storage shed is situated to the rear perfect for storage.

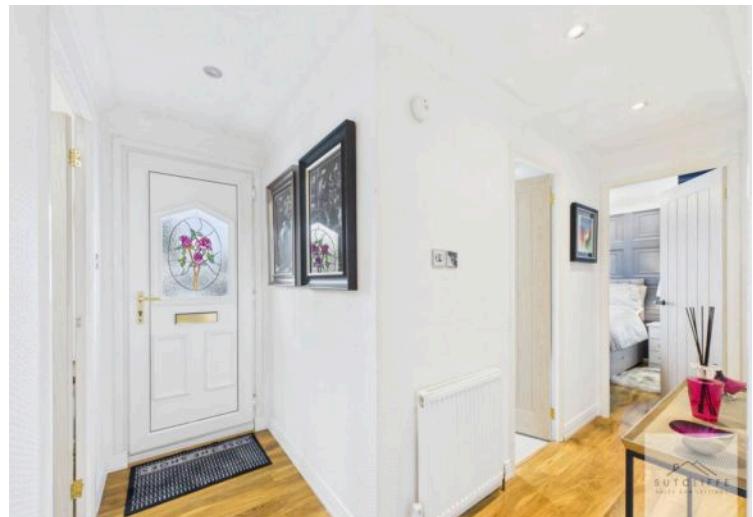
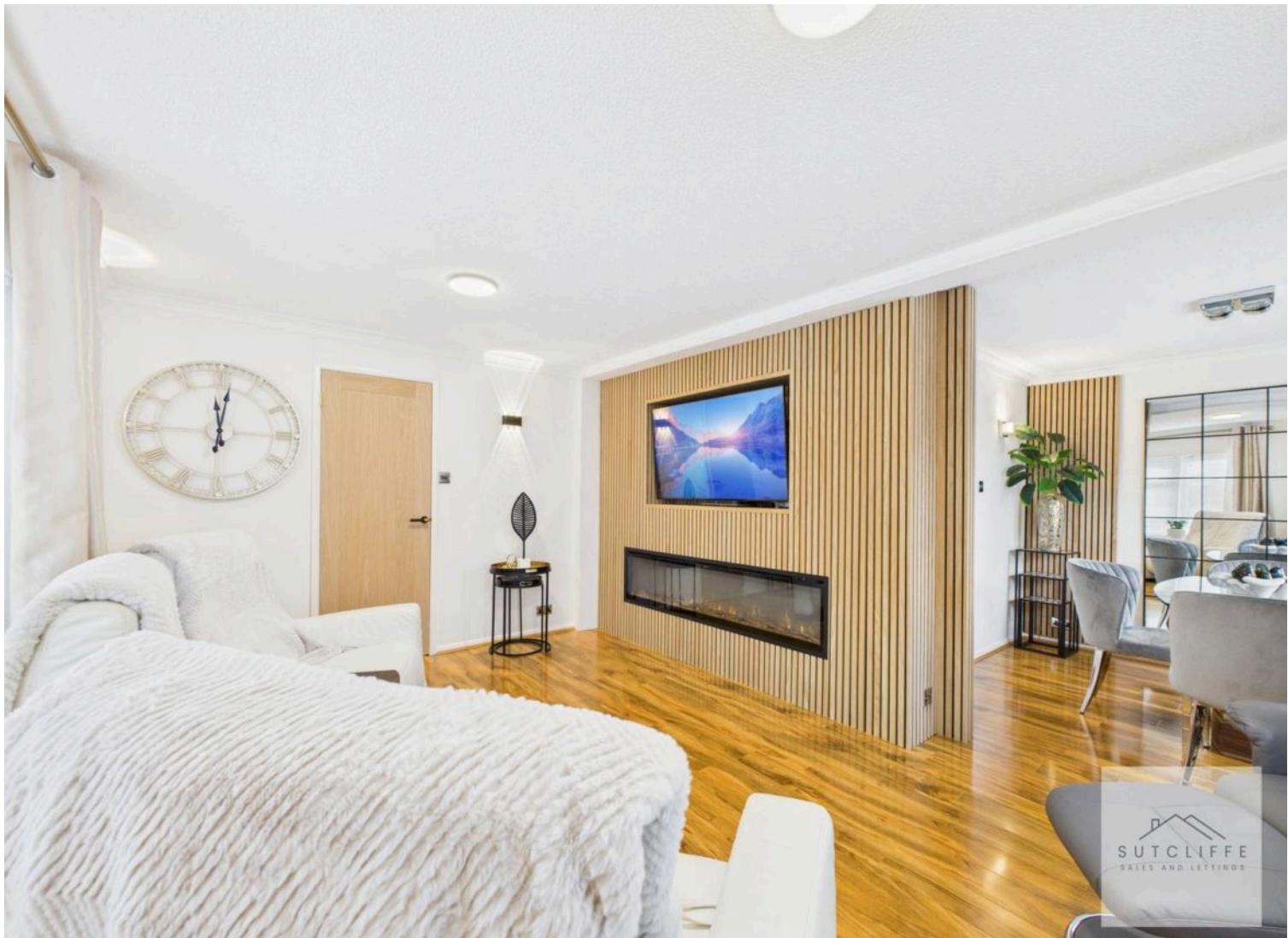
## OFF STREET

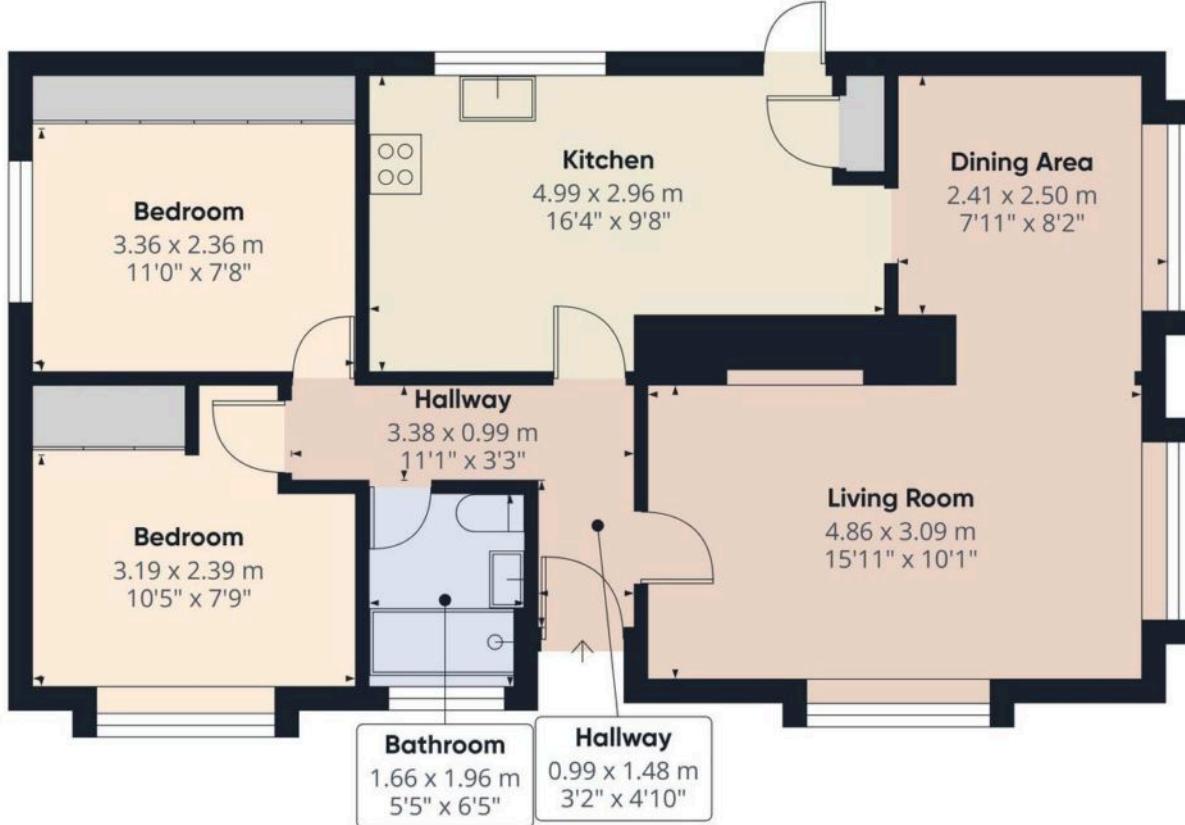
### 2 Parking Spaces

Parking is available to the side of the property which will easily accommodate two cars.









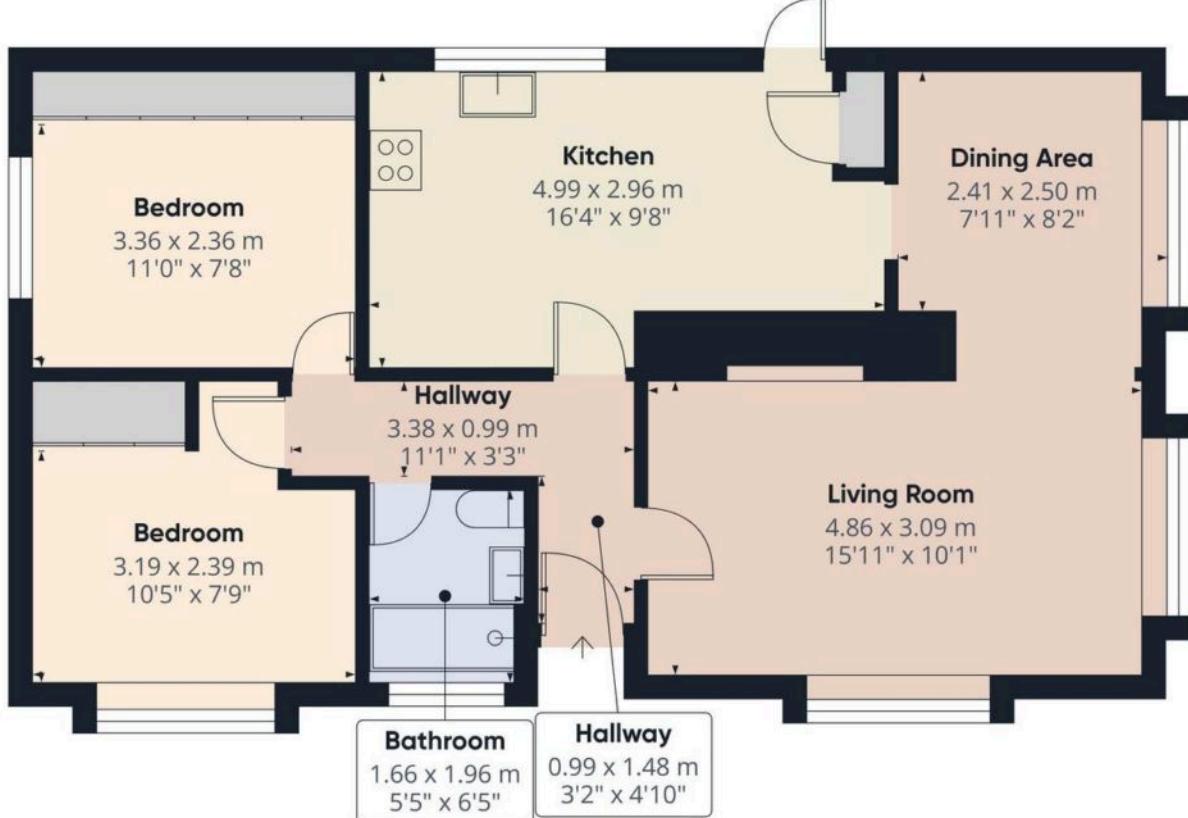
Approximate total area<sup>(1)</sup>  
63.1 m<sup>2</sup>  
679 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

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