



## 3 Oblique Court Green Lane West, Garstang

£180,000 Freehold

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



01995 912777



hello@sutcliffesales.co.uk



This delightful two-bedroom home is ideally positioned on Oblique Court, just off Green Lane East, a short and pleasant walk from the vibrant heart of Garstang. The town centre offers an excellent selection of independent cafés, bars, and restaurants, creating a lively yet welcoming atmosphere.

The property also benefits from superb transport connectivity. The nearby A6 provides swift and convenient access to surrounding towns and cities, while multiple local bus routes offer reliable and cost-effective public transport options. For everyday convenience, several major supermarkets including Sainsbury's, Booths, and Aldi are located just a short distance away.

A range of parks, green spaces, and leisure facilities are close at hand, making this an excellent location for an active lifestyle. Well-regarded primary and secondary schools are also within easy reach, ensuring outstanding convenience for families. Whether maintaining fitness, enjoying the outdoors, or spending time with children or grandchildren, everything you need is right on your doorstep.

Council Tax band: B

Tenure: Freehold

## **Hallway**

As you enter the property through a part glazed door, natural light pours into the space and adjoining areas, the home enjoys a bright, light, and airy atmosphere throughout. A centrally positioned radiator ensures the property remains comfortably warm year-round.

## **Living Room**

The generously proportioned living room sits at the heart of the home, featuring large windows that flood the space with natural light. A substantial radiator and conveniently located central heating controls allow you to regulate the home's temperature with ease. The room also offers sufficient space to accommodate a small dining table and chairs, providing a practical area for casual dining or entertaining.

## **Kitchen**

The kitchen features a range of wall and base units, finished in white, complementing the walls and the wider aesthetic of the home. It is equipped with an oven, a four-ring electric hob, and an extractor unit, with further space for and under-counter fridge. Multiple plug sockets positioned above the wood-effect worktops provide ample space for smaller appliances and convenient meal preparation. A small breakfast bar provides an ideal spot for informal dining within the kitchen, as well as a welcoming space for guests to sit and socialise while meals are being prepared. A part-glazed door allows for a view into the garden whilst preparing meals, but also a separation from the utility room.

## **Utility**

The room offers dedicated space for both a washing machine and a tumble dryer, along with a practical countertop providing additional workspace. Surrounded by windows, it enjoys attractive views of the garden and benefits from an abundance of natural light, creating a pleasant sun-filled environment. A door provides direct access to the garden, seamlessly connecting indoor and outdoor living.

## **Bedroom 1**

The larger bedroom comfortably accommodates a double bed along with additional freestanding furniture. A generous window fills the room with natural light, while a large radiator positioned beneath ensures a warm and cosy atmosphere.

## **Bedroom 2**

This bedroom is well appointed with multiple plug sockets and a large radiator for comfort. A window allows natural light to fill the room, creating a bright and welcoming space.

## **Bathroom**

The bathroom is fitted with a toilet, washbasin, and a shower over the bath, all finished in crisp white to create a clean, neutral, and contemporary aesthetic. A window further enhances the space by allowing natural light to flow into the room, contributing to a bright atmosphere.



## GARDEN

The utility room opens directly onto a low-maintenance garden, complete with a useful shed positioned neatly in the corner. The outdoor space provides ample room for hanging and air-drying laundry, while remaining easy to care for year-round.

## DRIVEWAY

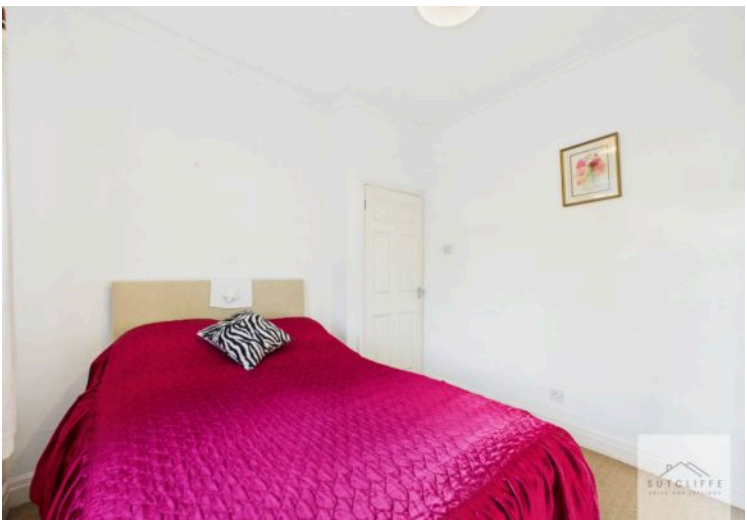
### 1 Parking Space

The property benefits from a private driveway providing off-road parking for one vehicle. A generous front garden wraps around the front of the home, complemented by a paved pathway that leads directly to the front door, creating a welcoming approach.

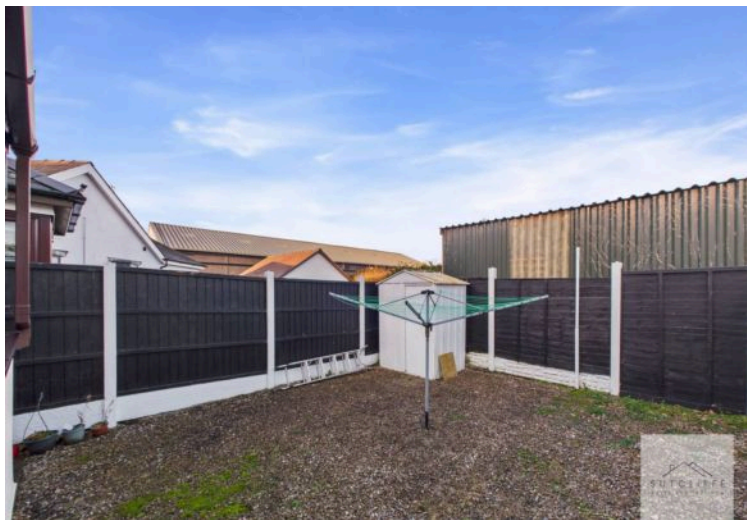


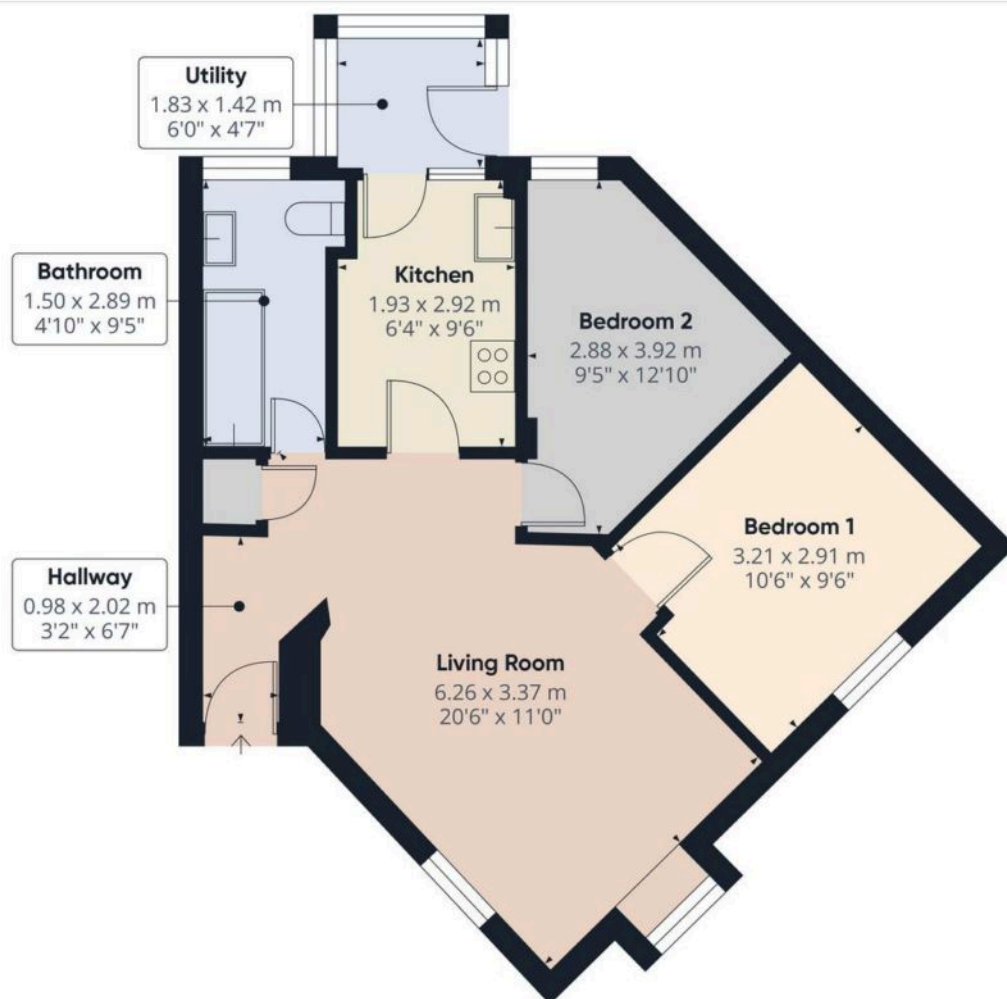












**Approximate total area<sup>(1)</sup>**  
52.4 m<sup>2</sup>  
563 ft<sup>2</sup>

(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.

GIRAFFE360

