



1 Rowan Close, Garstang

£225,000 Freehold

Council Tax band: C

Tenure: Freehold



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Situated in a peaceful residential setting just off Dimples Lane, this well-maintained two-bedroom end-terrace home presents an excellent opportunity for first-time buyers, downsizers or investors alike. Offering well-proportioned accommodation throughout, the property provides comfortable living with scope for a new owner to personalise and make it their own.

The accommodation comprises a welcoming entrance hallway, a spacious and light-filled lounge, and a generous kitchen/dining room with ample space for everyday dining and entertaining. To the first floor are two well-sized bedrooms, both offering comfortable accommodation, together with a family bathroom. Outside, the property benefits from private rear gardens providing an ideal space to relax and enjoy the outdoor. The property also benefits from a rear detached single garage and ample off road driveway parking, .

The location is one of the home's standout features. Just a short walk from Garstang's bustling High Street, residents can enjoy a wide range of independent shops, cafés, restaurants and everyday amenities, while picturesque canal-side walks and surrounding countryside are all within easy reach. Garstang is a thriving market town with a welcoming community atmosphere, excellent primary and secondary schools, convenient transport links and straightforward access to the M6, making it an ideal base for commuters and families alike.

Viewings are highly recommended to fully appreciate the potential, accommodation and enviable location this charming home has to offer.

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- NO CHAIN
- Two Double Bedrooms
- Spacious Lounge Filled with Natural Light
- Generous Kitchen/Dining Room
- Private, Beautifully Maintained Rear Garden
- Detached Garage & Driveway Providing Off-Road Parking
- Peaceful Residential Location Close to Canal Walks
- Walking Distance to Garstang Town Centre & Local Amenities
- Excellent Transport Links with Easy Access to the M6 and Highly Regarded Local Schools

Entrance Hallway

A welcoming entrance hallway into the home. Filled with natural light through the decorative glazed front entrance door, the space is finished with neutral décor and benefits from a radiator, creating a warm and inviting atmosphere. Stairs rise to the first floor, while the hallway provides access to the principal ground floor accommodation, setting the tone for the home.

Living Room

A generously proportioned and inviting lounge, offering an excellent space for both everyday family living and entertaining. The room is bright thanks to the large front-facing bay window, which allows an abundance of natural light to flood the space. Well-presented throughout, the lounge provides ample room for a range of lounge furniture while retaining a comfortable and welcoming feel. The generous proportions offer flexibility in layout, while a useful understairs storage cupboard provides practical space for household items, coats or cleaning equipment. Conveniently positioned adjacent to the kitchen, this impressive reception room forms the heart of the home.

Kitchen/Diner

The kitchen/diner is a bright and generously proportioned space, perfectly designed for everyday family living. Fitted with a range of wall and base units complemented by ample work surface space, the kitchen incorporates a stainless steel sink and drainer positioned beneath a large window overlooking the garden, allowing plenty of natural light to fill the room. There is space for a freestanding cooker, fridge freezer and washing machine, together with additional room for further appliances if required. The dining area comfortably accommodates a family dining table, creating an ideal setting for everyday meals or entertaining. A glazed door provides direct access to the rear garden, seamlessly connecting the indoor and outdoor spaces. Offering excellent potential for modernisation, this spacious kitchen/diner presents a fantastic opportunity for buyers to create a contemporary open-plan family hub tailored to their own tastes and lifestyle.

Bedroom 1

A generously proportioned principal bedroom offering an abundance of space for a king-size bed and additional bedroom furniture. The room benefits from a large rear-facing window, allowing plenty of natural light while enjoying a pleasant outlook. A comprehensive range of fitted wardrobes, overhead storage cupboards and a built-in dressing table provide excellent storage and practicality, making the most of the available space. Well maintained throughout, this spacious bedroom offers a comfortable retreat while also presenting an excellent opportunity for cosmetic modernisation to suit a buyer's own style and taste.

Bedroom 2

A well-proportioned bedroom enjoying a pleasant outlook over the rear garden through a large window, allowing plenty of natural light to fill the room. Offering ample space for a single or small double bed together with freestanding bedroom furniture, the room provides comfortable accommodation for a, guest or home office. While well maintained, the room offers excellent scope for cosmetic modernisation, allowing buyers the opportunity to personalise the space to their own taste and style.

Bathroom

Serving the home is a well-proportioned family bathroom fitted with a three-piece suite comprising a panelled bath with shower over and screen, pedestal wash hand basin, and low-level W.C. A frosted window provides natural light and ventilation, while fully tiled walls offer a practical finish. Although functional and well maintained, the bathroom would benefit from modernisation, presenting an excellent opportunity for buyers to update and personalise the space to suit their own style and requirements.

GARDEN

The rear garden is a real highlight of the property, having been beautifully maintained to create a peaceful and private outdoor retreat. Predominantly laid to lawn, the garden is bordered by an attractive array of mature trees, established shrubs and colourful flower beds, providing year-round interest and an excellent degree of privacy. The generous lawn offers plenty of space for children to play, gardening enthusiasts or simply relaxing outdoors, while the surrounding planting creates a tranquil setting. A paved pathway provides easy access around the property, and the enclosed design makes the garden ideal for families and pets. This delightful outdoor space offers the perfect balance of open lawn, mature landscaping and privacy, making it a wonderful extension of the home for both everyday enjoyment and outdoor entertaining.

GARAGE

Single Garage

The property enjoys excellent off-road parking with a private driveway leading to a detached single garage, providing secure parking and valuable additional storage. The well-maintained front garden is predominantly laid to lawn and complemented by colourful planted borders, creating an attractive first impression. Gated side access leads directly to the rear garden, offering both convenience and practicality for everyday family living.

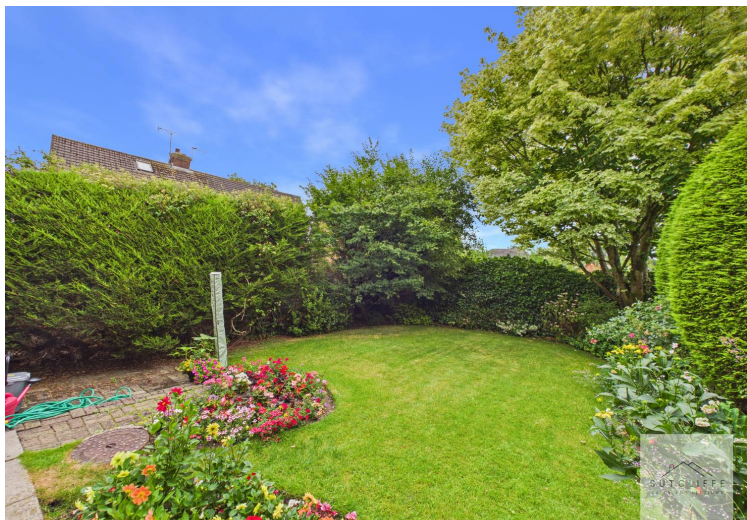
DRIVEWAY

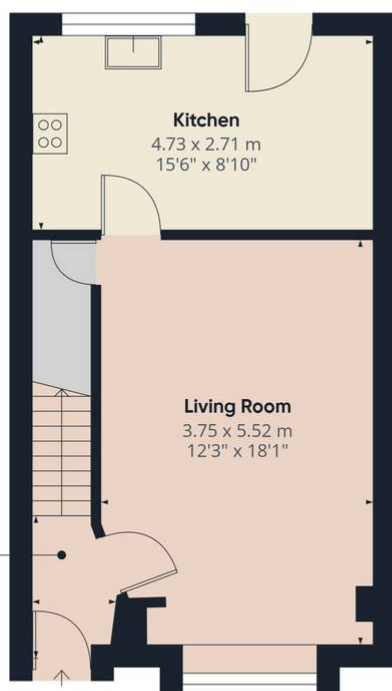
2 Parking Spaces



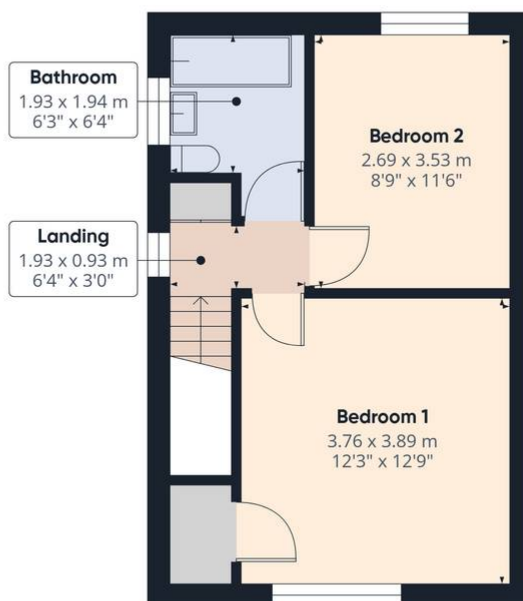








Ground Floor



First Floor

Approximate total area⁽¹⁾
70.3 m²
755 ft²

(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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