



**Larch Grove
Garstang
Preston
Lancashire
PR3 1LE**

Offers In Excess Of £556,000

bettermove

Larch Grove Preston

Bettermove are proud to present this 5 bedroom detached house in Garstang, Preston.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the large driveway and double garage.

The council tax band is G.

The interior of this beautifully presented property comprises a spacious sitting room, Garage, bathroom, 2 bedrooms, utility room and separate w/c on the ground floor. The first floor consists of 3 bedrooms, one with an en-suite, the kitchen/breakfast room, second lounge area, dining room and the 4th bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Preston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M6 and may local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Larch Grove, Garstang, Preston, Lancashire
 Approximate Gross Internal Area
 302 Sq M/3251 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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