



LOVE HOMES
SALES & LETTINGS

3 Bed Terraced

£695 per month



Hazelhurst Drive, Garstang

THREE BEDROOM TERRACED HOUSE, * NEWLY REFURBISHED THROUGHOUT * WITHIN WALKING DISTANCE INTO GARSTANG * READY FOR IMMEDIATE OCCUPATION.

Ideally located in the ever popular residential area of Garstang and with access to the town centre and all its amenities. The A6 and M6 motorway network are within easy reach making commuting to Lancaster, Preston, Manchester and Blackpool easy.

The property features entrance hall, lounge, dining kitchen, three bedrooms, bathroom and enclosed rear garden. Viewings are recommended, so contact the office to book your viewing appointment. Epc Grade = D.

Key Features

Newly refurbished throughout

Epc Grade = D

Three bedrooms

Modern bathroom

Dining kitchen

Garden fronted

Private enclosed rear garden

Possible long term let

Ground Floor

Entrance Hall - Accessed via the Upvc door. Leading directly into the lounge and dining kitchen.

Lounge - 12' 9" x 12' 7" (3.91m x 3.86m) Window to front elevation, feature electric fireplace, radiator and ceiling light.

Dining Kitchen - 18' 11" x 9' 3" (5.79m x 2.83m) Light oak fitted kitchen offering a range of wall and base units. sink and drainer, cooker and fridge freezer, space for washing machine, storage cupboard, dining area and door to rear garden.

Bathroom - Modern three piece suite comprising bath with overhead shower, wash hand basin and low level wc. Two windows to the side aspect. Heated towel rail.



First Floor

Bedroom One - 12' 1" x 11' 9" (3.7m x 3.59m) (Plus depth of robe) Window to front elevation, fitted wardrobes, radiator, ceiling light.

Bedroom Two - 13' 4" x 9' 1" (4.07m x 2.79m) Window to rear, fitted wardrobes, radiator, ceiling light.

Bedroom Three - 8' 9" x 5' 3" (2.68m x 1.61m) (Plus depth of cupboard). Window to front elevation, radiator, fitted cupboard, ceiling light.



Exterior

Gardens - Garden fronted. Rear enclosed garden with gate access and two storage rooms.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Additional Information

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