



LOVE HOMES
INDEPENDENT ESTATE AGENTS

SSTC



£200,000 Leasehold

Offered with no onward chain, this two-bedroom home in Claughton-on-Brock is ideal for first-time buyers, and features parking, countryside views, and easy access to Catterall amenities and the A6.

- Two bedroom end terrace
- Tiled flooring throughout ground floor
- Driveway parking
- Low maintenance garden
- ****No Chain****
- Panoramic country views

Offered with no onward chain and vacant possession, this lovely two-bedroom home in Claughton-on-Brock provides an excellent opportunity for first-time buyers.

The property enjoys a desirable position within a quiet cul-de-sac and benefits from a tandem driveway to the side, providing ample parking for both residents and visitors.

Internally, the accommodation comprises a welcoming living room leading through to a modern dining kitchen, ideal for both everyday living and entertaining. Completing the ground floor is a convenient WC. To the first floor there are two well-proportioned double bedrooms and a contemporary family bathroom.

Externally, the rear garden is attractively designed for ease of maintenance, being mainly gravelled with raised decorative planters. A particular highlight of this property is the uninterrupted countryside view to the rear — a rare and highly sought-after feature.

Located within easy reach of Catterall Precinct, residents can enjoy a range of local amenities including a Co-op, Subway, bars, and restaurants. Excellent transport links via the nearby A6 provide convenient access to surrounding areas and the wider motorway network.

This charming property combines modern living, a peaceful location, and beautiful open views, making it an ideal starter home or investment opportunity. Early viewing is highly recommended.

Council Tax Band: B (Wyre Borough Council)

Tenure: Leasehold

Parking options: Driveway

Garden details: Enclosed Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Living Room

Accessed via a composite door, the spacious, light and bright living room boasts a tiled floor through to the kitchen. A staircase takes you to the first floor.

Kitchen

A modern fitted kitchen offering a range of wall and base units, with space and plumbing for a washing machine. There is also room for a free standing fridge freezer and a small dining table and chairs. French doors lead to the rear garden.

WC

WC and wash basin.

FIRST FLOOR:

Landing with loft access.

Bedroom 1

A good sized double bedroom with windows to the front elevation.

Bedroom 2

Another double sized bedroom with views over the rear garden, and rolling countryside views beyond.

Bathroom

A three piece suite comprising of a bath with shower over, wash basin and WC.

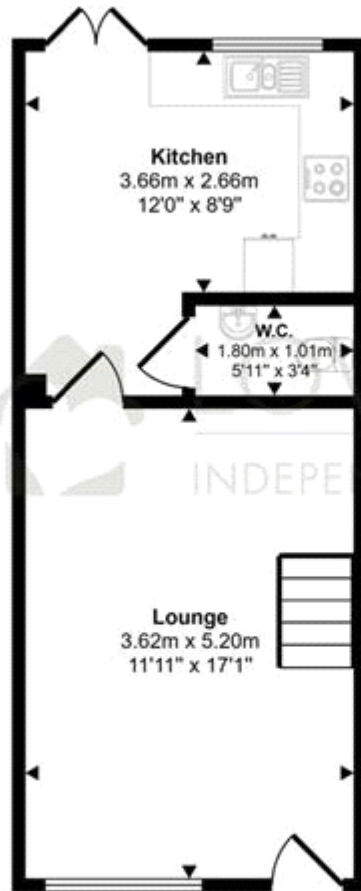
EXTERIOR:

To the front of the property, a tandem driveway provides ample off-road parking. To the rear, the well-designed, low-maintenance garden offers an ideal space to relax and unwind, without the need for extensive upkeep.

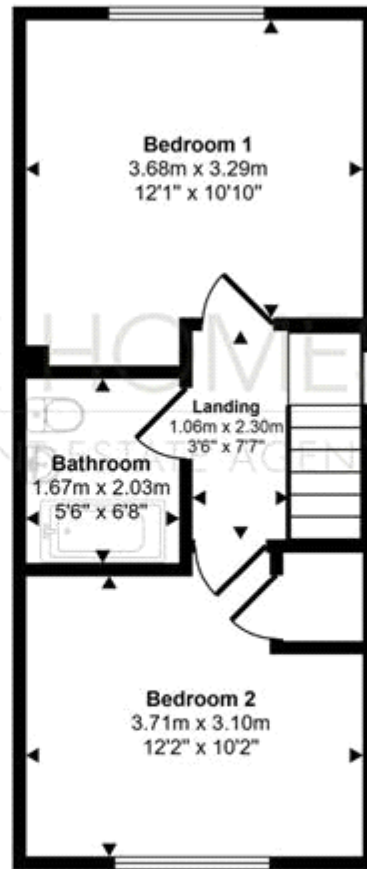




Approx Gross Internal Area
68 sq m / 727 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft



First Floor
Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating | | | |
|---|---------|-----------|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92-) | A | 95 | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | 82 | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | | |
| EU Directive 2002/91/EC | | | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.