



**Garstang Road
Little Eccleston With Larbreck
Preston
Lancashire
PR3**

Offers in Excess of £50,000

bettermove

Garstang Road Preston

Bettermove are proud to present this 1 bedroom park home in Larbreck.

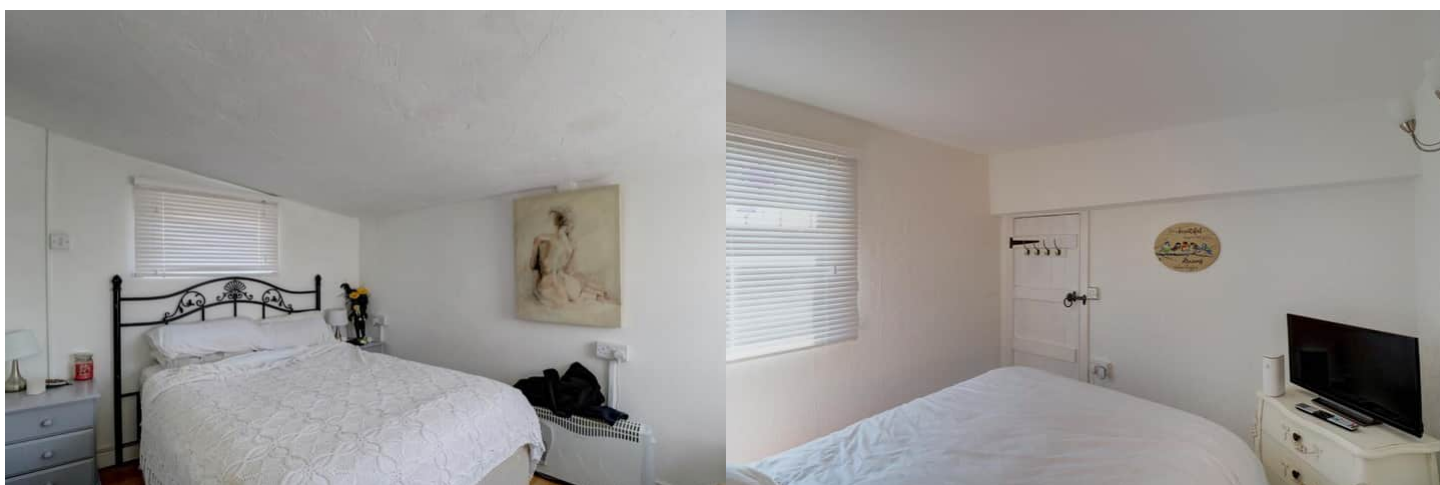
The property benefits from double glazing, and electric heating throughout, with off street parking available via the driveway.

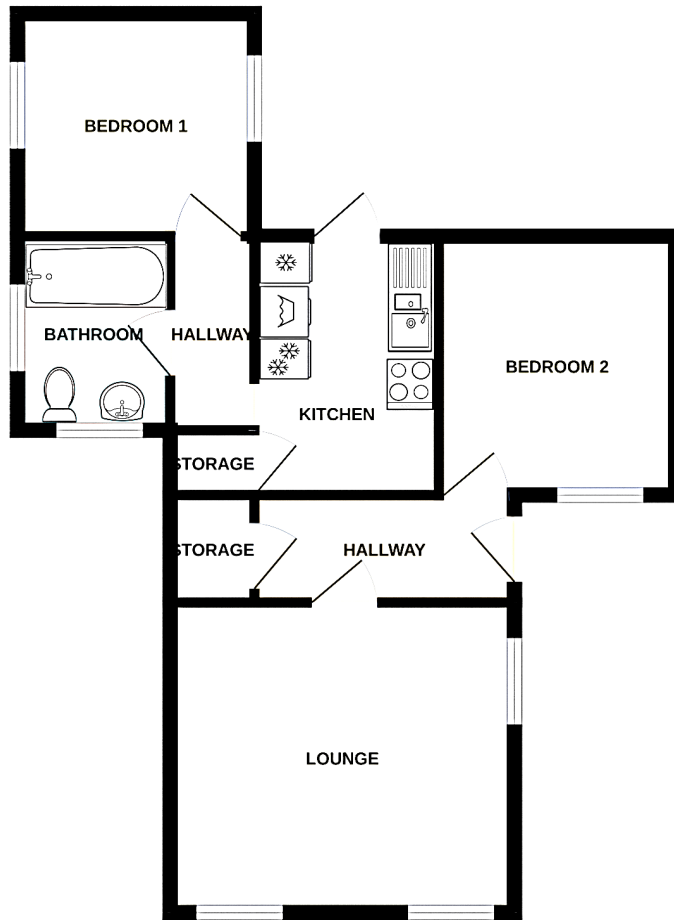
The council tax band is B.

The interior of this beautifully presented property comprises a spacious living/dining room, complete with stunning views, fitted kitchen, two double bedroom, and the family bathroom. The exterior boasts a private rear garden, with views of the surrounding fields, perfect for enjoying the summer months.

Located in the popular area of Larbreck, Preston, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Poulton-le-Fylde train station, a variety of local bus routes, and quick access to the M55.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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