

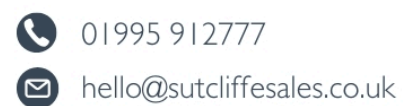


89 The Close Wyre Vale Park, Garstang

£180,000 Non-Traditional Tenure

Council Tax band: A

Tenure: Non-Traditional Tenure



Exceptional Key-Turn Home in the Highly Sought-After Wyre Vale Park

We are delighted to present this **exceptional key-turn property**, beautifully designed with stylish contrasting décor and high-quality fixtures and fittings from floor to ceiling. This immaculate home is truly **move-in ready** and is offered **with no onward chain**.

The property features main bathroom, **two well-appointed bedrooms**, including the **primary with ensuite**, a **spacious and modern lounge** filled with natural light, and **French doors** opening onto the rear garden. Additional double-glazed doors lead through to the **contemporary fitted kitchen-diner**, complete with **integrated appliances** and a well-planned layout ideal for everyday living.

Situated within the beautifully maintained and highly desirable **Wyre Vale Park**, this home offers peaceful, semi-rural living within a warm and friendly **over-50s community**. Ideally located just a short distance from the historic market town of **Garstang**, residents benefit from convenient



- Stately Special 32 x 22 2016
- Well Presented Key Turn Property
- Close Proximity To Garstang Town Centre
- Two bedrooms - Ensuite To Primary
- Beautiful Spacious Lounge
- Modern Kitchen Diner
- Three Piece bathroom Suite
- Enclosed Garden & Off Road Parking



Entrance Hallway

Step into the property through a smart UPVC obscure-glazed door, fitted with a stylish roller blind, and be welcomed by an immaculate, beautifully designed hallway. A striking blend of modern décor and contrasting furnishings immediately sets the tone, enhanced by the premium click flooring that flows effortlessly underfoot. Practicality meets presentation with a ceiling light, radiator, and loft access, along with a generously sized cloak/storage cupboard. From here, all rooms are easily accessed, showcasing the thoughtful layout and inviting atmosphere this home offers.

Lounge

A Truly Stunning Lounge This beautifully styled lounge exudes modern elegance, with tasteful décor and contrasting fixtures and furnishings. Natural light floods the room through elegant French doors, each fitted with contemporary roller blinds, opening directly onto the rear garden. A charming box-splay window dressed with matching blinds enhances the sense of space, while an impressive vaulted ceiling with Velux windows and sleek spot lighting adds height and luxury. A striking feature electric fire with TV above serves as the perfect focal point, blending style with comfort. With ample sockets and generous space for a full range of furnishings, the lounge is ideal for both relaxation and entertaining. The space flows seamlessly into the kitchen-diner via glazed French doors, complemented by premium click flooring that runs throughout. Immaculately presented, this is a living area that truly stands out.

Kitchen Diner

Beautifully Presented Kitchen-Diner This superb kitchen-diner combines tasteful décor with a modern, well-planned layout. The space features an attractive range of wall and base units in elegant country cream with brushed chrome handles, block wood-effect worktops, and coordinating splashback tiling. Integrated appliances include a fridge-freezer, washer, oven, and four-ring gas hob with a concealed extractor, while a composite sink with Pro-Flex tap and dedicated boiler housing add practicality. A charming box-splay window with a modern roller blind overlooks the rear garden, flooding the room with natural light. The vaulted ceiling with Velux spot lighting enhances the sense of space, while ample sockets, a radiator, and quality cushion flooring provide comfort and convenience. With generous room for a dining table, this kitchen-diner is perfect for everyday living and entertaining.

Primary Bedroom & En-Suite

Step into a generously sized primary bedroom designed for comfort and style. This inviting space easily accommodates a double or king-size bed and features fitted wardrobes with overhead storage, bedside tables, and modern décor complemented by plush carpet flooring. A box bay window with fitted blinds, pole, and curtains floods the room with natural light, while a radiator tucked neatly underneath ensures warmth. Ample power sockets and ceiling lighting complete the practical yet elegant layout. The ensuite offers a sleek, contemporary feel with neutral décor, cushion flooring, and a convenient w.c and sink with splashback tiling. A mirror with overhead light, obscure glazed window with fitted roller blind, extractor fan, and radiator ensure both comfort and functionality. A perfect retreat, combining modern design, thoughtful storage, and everyday practicality.

Guest Bedroom

Charming Double Guest Bedroom This inviting double guest bedroom is perfect for family and friends, comfortably accommodating a double bed. It features a fitted triple wardrobe with overhead storage, matching bedside tables, and a full-length mirror, all set against tasteful décor. A box-splay window with fitted blinds and elegant curtains fills the room with natural light, while plush carpet flooring and a radiator ensure comfort. There's also space for a wall-mounted TV with aerial, making this a versatile and welcoming retreat.

Bathroom

Contemporary Main Bathroom The main bathroom offers a sleek, modern finish and features a large double shower clad in contemporary shower board. A w.c. and sink set within a stylish vanity unit, complete with a wall-mounted mirror above, provide both practicality and clean design. An obscure glazed window with a modern roller blind brings in natural light while maintaining privacy. The space is further enhanced with vinyl cushion flooring, ceiling spot lighting, an extractor fan, and tasteful modern décor throughout—creating a fresh, inviting bathroom ideal for everyday comfort.

GARDEN

Low-Maintenance Wrap-Around Garden The property benefits from a low-maintenance wrap-around garden, featuring paved and stone areas to the front with attractive ornaments, potted plants, and established shrubs. The gated rear garden offers a safe, enclosed space—ideal for much-loved pets—and includes easy-care paving and artificial lawn areas. Additional features include a storage shed and a convenient outdoor tap, making this the perfect garden for effortless enjoyment all year round.

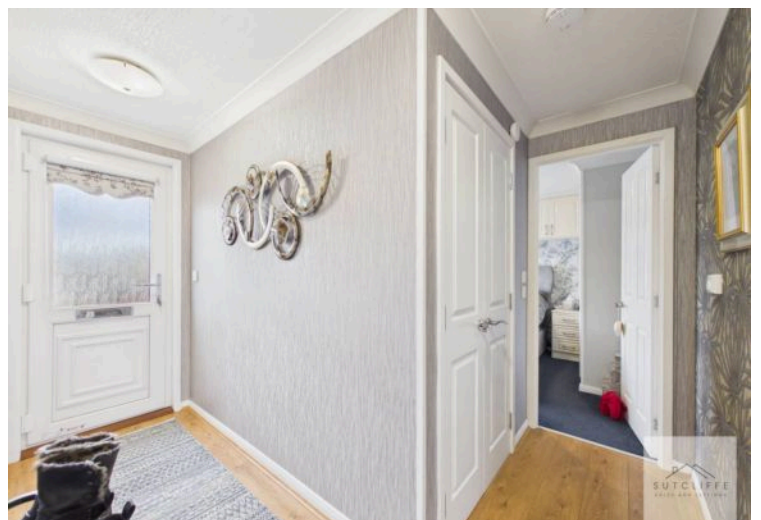
OFF STREET

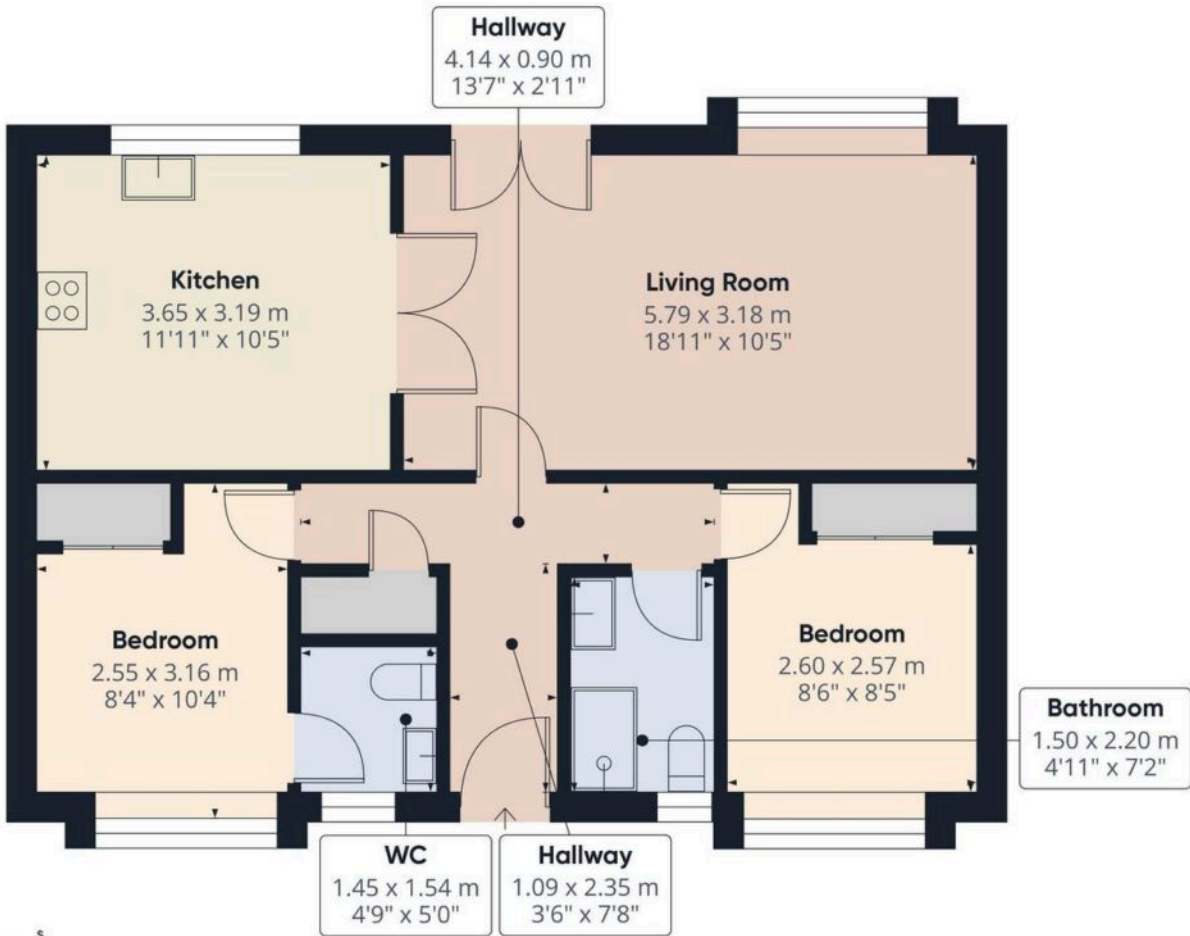
2 Parking Spaces

Parking is available to the side of the property which will comfortably fit two vehicles









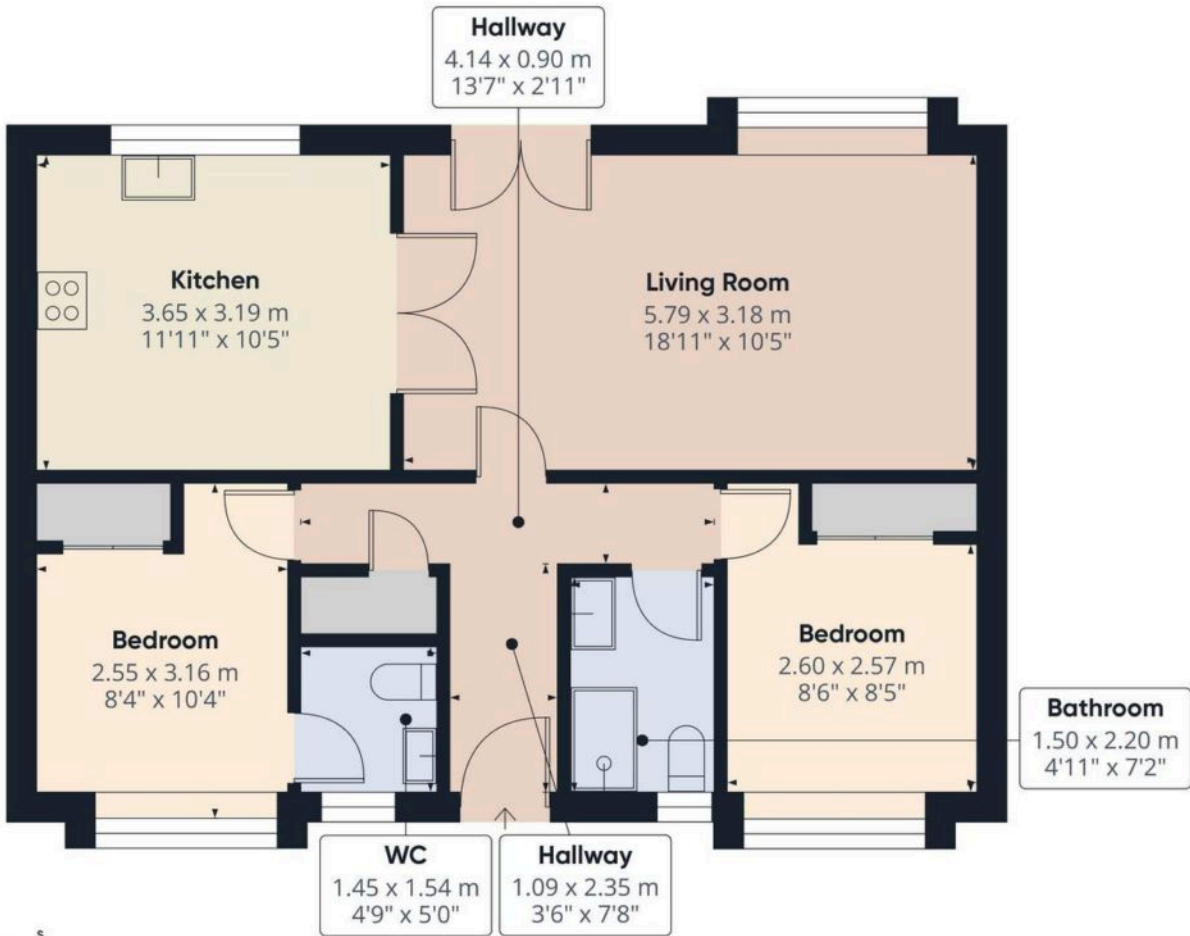
Approximate total area⁽¹⁾
59.3 m²
640 ft²

(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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