



20 Bowland Rd

CABUS



BOWLAND ROAD, CABUS



This three-bedroom semi-detached home offers significant potential for modernisation and is an ideal project property for those looking to add value. With no onward chain, it presents a great opportunity for buyers to put their own stamp on the property. Upon entering the home, you are greeted by a spacious entrance hall that leads to the generously sized lounge, providing a comfortable living space. Beyond the lounge, the kitchen/dining area offers plenty of room for family meals and has access to a porch that opens out to the rear garden, which is mainly stone-paved for low maintenance.

The first floor comprises three bedrooms—two doubles and one single—along with a family bathroom. The property's layout is practical and offers scope for updating or reconfiguring to suit modern needs.

The A6 Preston-Lancaster Road is easily accessible, providing routes north to Lancaster and south to Preston. Garstang itself offers a range of local amenities, including shops, supermarkets, cafes, restaurants, and leisure facilities, making it a convenient and desirable location for everyday living. Offered with no onward chain, this property is a must-see for buyers seeking a project with great potential in a sought-after area.

Viewings are available 7 days a week by appointment through Lune Valley Estates - Caton office.





Take a closer look...



Property Type:

*Semi-Detached
Bungalow*

Square Footage:

1209 sqft

Council Tax Band:

D

EPC Rating:

E

Tenure

Freehold

why Cabus?



THOUGH CABUS IS A SMALL VILLAGE, ITS CLOSE PROXIMITY TO GARSTANG MEANS IT BENEFITS FROM ALL THE AMENITIES THAT THE TOWN HAS TO OFFER, INCLUDING SCHOOLS, HEALTH SERVICES, AND RECREATIONAL OPTIONS. FOR THOSE WHO ENJOY OUTDOOR ACTIVITIES, THE SURROUNDING COUNTRYSIDE PROVIDES BEAUTIFUL RURAL LANDSCAPES, WITH FIELDS, FARMLAND, AND SCENIC VIEWS. THE NEARBY FOREST OF BOWLAND AREA OF OUTSTANDING NATURAL BEAUTY (AONB) IS ALSO POPULAR FOR WALKING, CYCLING, AND NATURE WATCHING.

THE VILLAGE ITSELF HAS A STRONG SENSE OF COMMUNITY, MAKING IT AN ATTRACTIVE OPTION FOR THOSE SEEKING A QUIETER LIFESTYLE. WITH A MIX OF TRADITIONAL STONE COTTAGES, SEMI-DETACHED HOMES, AND MORE MODERN PROPERTIES, CABUS APPEALS TO A WIDE RANGE OF BUYERS, INCLUDING FAMILIES, RETIREES, AND PROFESSIONALS. HOMES IN THE AREA TEND TO HAVE LARGER GARDENS AND MORE SPACE COMPARED TO URBAN LOCATIONS, AND THE PEACEFUL ATMOSPHERE IS A SIGNIFICANT DRAW FOR POTENTIAL HOMEOWNERS.

Bowland Road, Cabus





PARKING



GARDEN



GARAGE



EXTERNALLY, THE PROPERTY FEATURES A DRIVEWAY WITH GATES THAT LEADS TO A DETACHED GARAGE. THE FRONT GARDEN IS PARTLY LAID TO LAWN, WITH ESTABLISHED SHRUBS ADDING CHARACTER AND PRIVACY. LOCATED IN THE CHARMING VILLAGE OF CABUS, ON THE EDGE OF THE POPULAR MARKET TOWN OF GARSTANG, THE HOME BENEFITS FROM EXCELLENT TRANSPORT LINKS.











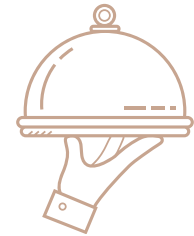
WHERE CAN I FIND...



The Closest Primary School?
Garstang Primary School
4 minute drive



The Local Shop?
Spar
1 minute walk



A Delicious Meal?
Pipers Restaurant
7 minute drive



Somewhere Nice to Walk
the Dog?
There are plenty of walks
literally on your door step to
enjoy with or without your
four legged friends!

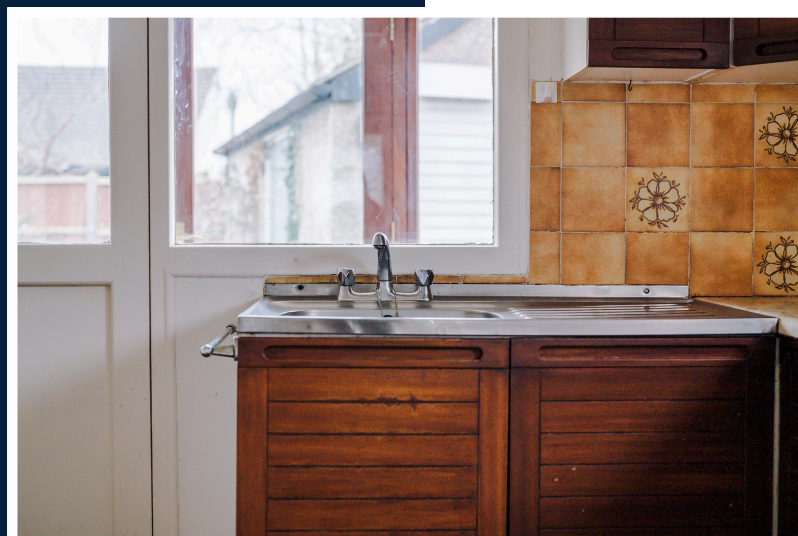


A Refreshing Pint?
The Crown
18 minute walk



Closest Transport Links
Head down Graham Road to
Lancaster Road where you will
find great public transport
links

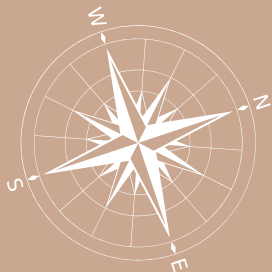
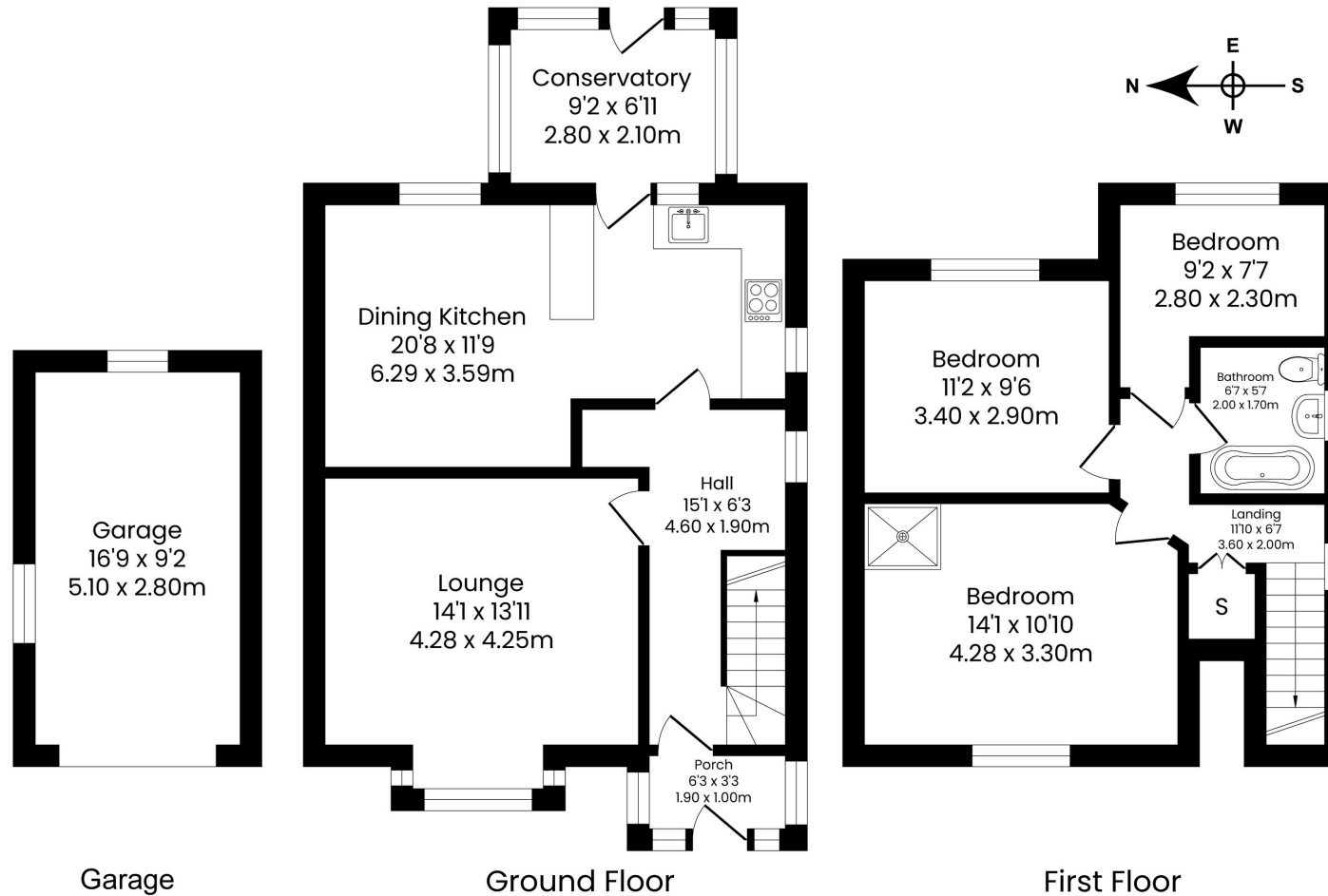




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Total Approx. Floor Area 1201 Sq.ft. (111.6 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



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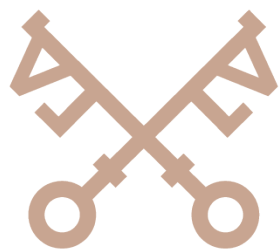


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Bowland Road, Cabus, PR3 1LA



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ESTATES.

015242 56625 | team@lunevalleyestates.com | www.lunevalleyestates.com