

Beautifully Presented Three
Bedroom Semi Detached Dormer
Bungalow

Sought After Area of Freckleton
Close to Village

Driveway and Brick Built Garage
Providing Ample Off Road Parking

Master bedroom with En-suite

Impressive New Kitchen with
Integrated Appliances

Enclosed Rear Garden with New
Paving

Two Bathrooms and Two
Reception Rooms

Viewing Highly Recommended



Three-bedroom semi-detached Dormer Bungalow located in a very popular area in the village of Freckleton. This property is within easy walking distance of the Preston Old Road shops, local schools, transport links and all other amenities. The property briefly comprises: porch, entrance hall, lounge, newly fitted kitchen, dining room, , downstairs double bedroom and bathroom WC. To the first floor are two further bedrooms - The Master being en-suite. Driveway and plenty of space to the front providing ample off-road parking. UPVC Double glazed with French Doors, central heating and a wood burning stove type fire. This property is highly recommended to view to fully appreciate this excellent family home!

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Entrance Porch

Composite front door inner door into accommodation.

Entrance Hall

Built in storage and meter cupboards. Ceiling light and radiator. Doors to the following rooms:

Lounge 13' 3" x 12' 3" (4.04m x 3.73m)

Front facing UPVC double glazed bay window. Cast iron wood burning stove fire recessed to chimney breast. Coved ceiling and radiator.

Bedroom Two 12' 4" x 10' 4" (3.76m x 3.15m)

Front facing UPVC double glazed window. Coved ceiling and radiator.

Breakfast Kitchen 12' 6" x 9' 9" (3.81m x 2.97m)

UPVC double glazed windows to the rear and side and French door to the rear garden. Newly fitted kitchen with a range of wall and base level units. Quartz worktops with upturn splashbacks and incorporating breakfast bar seating, integral 1.5 undermount sink, mixer tap and drainer grooves. Neff Electric hob and built in double oven including illuminated cooker hood. Further integrated appliances including: tall fridge freezer, auto dishwasher and washing machine. Inset LED downlighters with dimmer switch, brushed steel sockets and switches, laminate flooring, and radiator.

Ground Floor Bathroom

UPVC double glazed obscure window to the rear. Fitted three piece suite comprising: Panelled P Shaped bath with glass shower screen, electric shower, riser rail and shower attachment, Low level push button flush WC and Vanity unit wash basin with mixer tap. Contrasting tiled walls, LED ceiling inset down-lighters, tile effect laminate flooring and ladder style heated towel rail.

Dining Room 12' 1" x 9' 9" (3.68m x 2.97m)

UPVC double glazed French Doors to the rear. Spindled stairs to the first floor. Coved ceiling and radiator.

First Floor Landing

Aforementioned stairs and doors to the following rooms:

Bedroom One 11' 10" x 14' 10" (3.60m x 4.52m)

Rear facing UPVC double glazed window. Fitted sliding wardrobes to the eaves and radiator. Door to:

En- suite Shower room

UPVC double glazed obscure window to the rear. Fitted three-piece suite comprising: Low level push button flush WC, pedestal wash basin with mixer tap and step in quadrant shower enclosure with mixer shower controls, riser rail and shower attachment. Tiled splashbacks and flooring, extractor fan and ladder style heated towel rail.

Bedroom Three 14' 9" x 7' 0" (4.49m x 2.13m)

Rear facing UPVC double glazed window and radiator.

Exterior

Good sized space to the front and driveway to the side in imprinted concrete providing ample off-road parking. Steel security gates open to a private rear garden with timber fence surround, raised beds of mature plants and shrubs and laid to lawn. Indian stone paved patio area ideal for outside dining and entertaining. Exterior water tap and lighting. Brick Built detached garage.



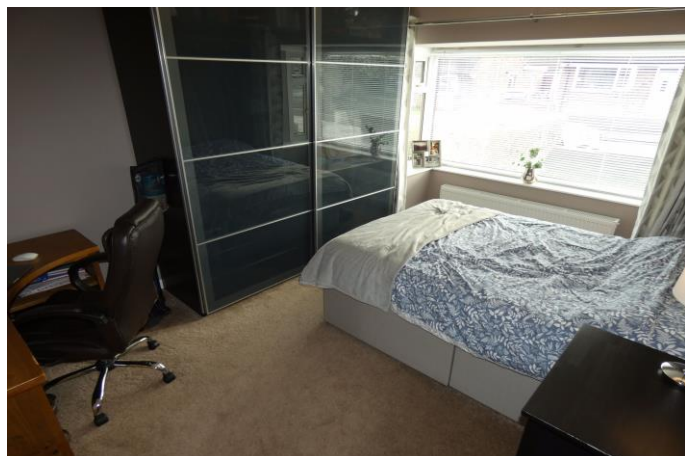
Council Tax Band = D

Tenure

We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

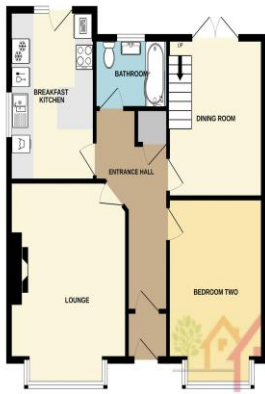
Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



FLOORPLANS

GROUND FLOOR

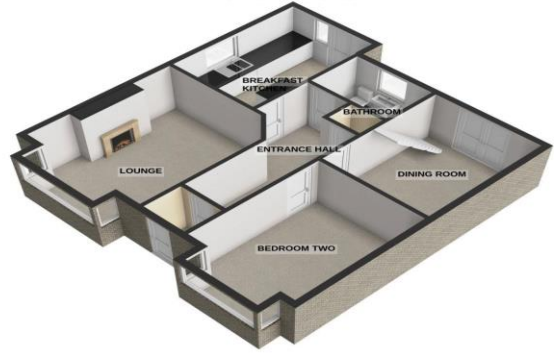


FIRST FLOOR

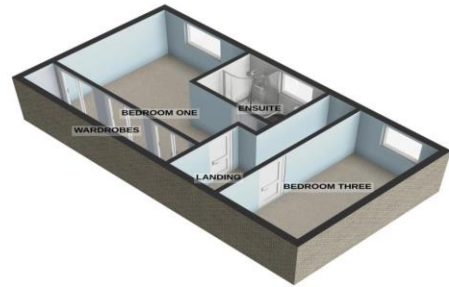


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should not be relied on for any purpose other than that stated. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or effectiveness. Made with Metropix ©2024

GROUND FLOOR
67.6 sq.m. (728 sq.ft.) approx.



FIRST FLOOR
36.0 sq.m. (387 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

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