

PRICED FOR QUICK SALE

Beautifully Presented Four Bedroom Detached Family Home

Situated Close to Freckleton Village

Four Double Bedrooms One Being En-Suite

Fantastic Living Dining Kitchen Family Room

Large Driveway Providing Ample Parking for Several Vehicles

Double Garage with Electric Doors

Easy Maintainable Gardens



THIS IS PRICED FOR QUICK SALE. Beautifully presented four bedroom detached family home close to Freckleton village, with local amenities, schools and transport routes. Property briefly comprises: Porch, Large Entrance Hall, Ground Floor WC, Office / Study, Lounge, Open Living Dining Kitchen and Utility Room. To the first floor there is a large Galleried Landing, Master Bedroom with En-suite, Three Further Double Bedrooms and Family Bathroom. Large Driveway to the front with electric gates, providing parking for several vehicles. Detached double garage with power and light and remote electric doors. Small easily maintainable paved garden to the rear and raised garden to the side.

Viewing highly recommended to fully appreciate the excellent accommodation on offer. Chain Free

For an appointment to view call 01772 633399 or email

info@tempoestates.co.uk





Entrance Porch

UPVC double glazed obscure door and windows to front and side. Ceiling and wall lights, stone tiled floor, cloaks area and cupboard housing meters. UPVC double glazed inner door leading to:

Entrance Hall

UPVC double glazed obscure window to front. Turned spindled staircase leading to first floor, with useful under stairs storage cupboard. Laminate flooring, wall lights and radiator. Doors leading to the following rooms:

Ground Floor WC

UPVC double glazed obscure window to front. Two-piece white suite comprising: vanity unit with inset wash hand basin and chrome mixer tap and WC with push button flush. Coving, ceiling light, radiator, extractor fan and tiled flooring

Office / Study 8' 6" x 13' 5" (2.59m x 4.09m)

UPVC double glazed bay window to front. Coving, ceiling light, radiator and telephone point.

Lounge 22' 9" x 13' 5" (6.93m x 4.09m)

Accessed via double doors from the entrance hall. UPVC double glazed obscure windows to side and further windows and French doors to rear. Two Radiators, TV aerial point, ceiling and wall lights and feature fireplace with stone surround and recess with Chesney's wood burning stove. Further double doors lead to:

Open Plan Living Dining Kitchen 15' 9" x 24' 7" (4.80m x 7.49m)

Also accessed via door from entrance hall. UPVC double glazed windows to side. Double glazed sliding patio doors and further French doors and windows to rear. Range of fitted wall and base units incorporating Fixed island with seating, quartz work surfaces with splashbacks and undermount single bowl sink with integral drainer grooves and mixer tap. Integrated Siemens appliances include: five ring induction hob with stainless steel extractor above, double ovens/grill, dishwasher, Caple wine fridge and tall fridge freezer. Under unit LED Lighting Coving, inset LED ceiling lighting, tiled flooring, TV aerial point and contemporary vertical radiator. Door to:

Utility Room

UPVC double glazed exterior door to the side. Range of fitted wall and base units incorporating laminate work surface and inset single bowl stainless steel sink and drainer with twin chrome taps. Cupboard housing condensing boiler and space and plumbing for washing machine and tumble dryer. Coving, ceiling light, stone tiled floor, tiled splashback and extractor fan.

First Floor Galliered Landing

Aforementioned turned staircase. UPVC double glazed window to front. Coving, ceiling and wall lights, radiator, useful airing cupboard housing hot water cylinder and loft access hatch with pull down ladder leading to part boarded and insulated loft.

Master Bedroom 18' 4" x 13' 0" (5.58m x 3.96m)

UPVC double glazed window to rear. Two radiators, ceiling and wall lights, TV aerial point and loft access hatch. Door to:

En Suite

UPVC double glazed obscure window to front. Four piece white suite, comprising: free standing bath with central chrome mixer tap; quadrant shower enclosure with glass sliding doors, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted vanity unit with inset large wash hand basin and chrome mixer tap; and WC with push button flush. Fully tiled walls and floor, spot lighting, extractor fan, wall mounted illuminated mirror and contemporary vertical towel radiator.

Bedroom Two 11' 6" x 13' 5" (3.50m x 4.09m)

UPVC double glazed window to front. Ceiling light, radiator and TV aerial point.

Bedroom Three 11' 7" x 12' 10" (3.53m x 3.91m)

UPVC double glazed window to rear. Ceiling light and radiator.

Bedroom Four 11' 7" x 11' 5" (3.53m x 3.48m)

UPVC double glazed window to rear. Ceiling light, radiator and TV aerial point.



Family Bathroom

UPVC double glazed obscure window to side. Four-piece white suite, comprising: panelled bath with central chrome mixer tap; walk-in shower enclosure with glass screens, wall mounted chrome controls and handheld shower attachment on riser rail; wall mounted wash hand basin with chrome mixer tap and WC with push button flush. Fully tiled walls and floor, spot lighting, extractor fan, shaver point, contemporary towel radiator and wall mounted mirror with light.

Double Garage 22' 10" x 22' 0" (6.95m x 6.70m)

Detached double garage with electric up and over doors to the front. Power and lighting. Obscure glazed personal access door leads to the side garden.

Exterior

To the front, the property is accessed via a secure electric gate, leading to a large driveway providing ample off road parking for several vehicles and with detached double garage. Steps lead down to the front door, with paved front garden area and planted borders. Timber gates give access down both sides of the property to the rear. To the side, paved paths and steps lead up to a raised garden area with stone chipped borders, greenhouse and door leading to the garage. A narrow fenced paved area and patio to the rear.

Council Tax Band = G

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.

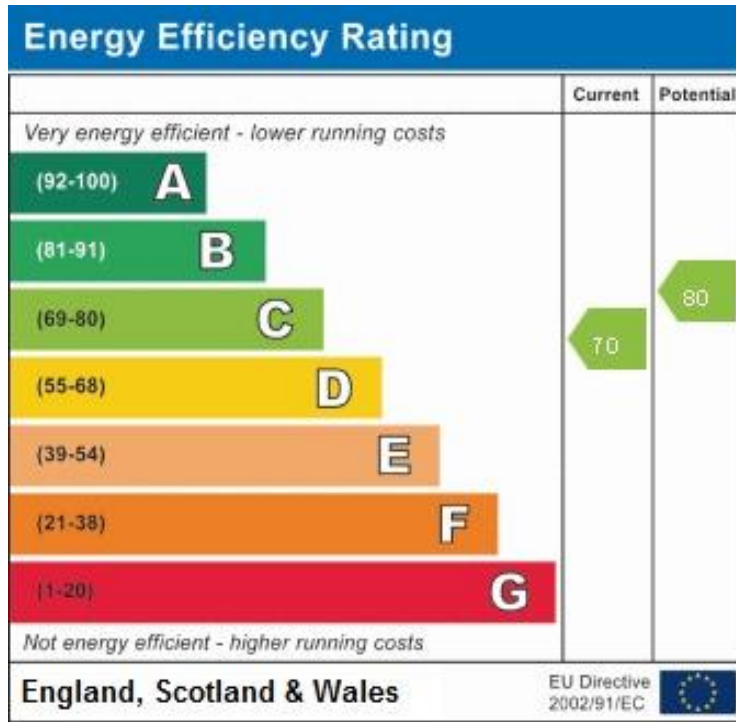
Notice

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.



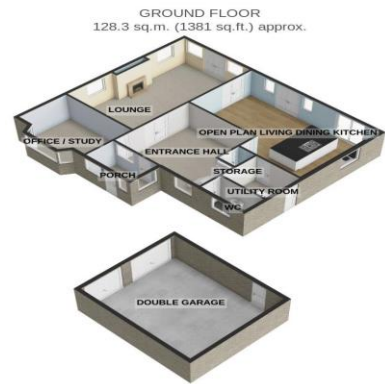


EPC Chart



Address:
Hodgson Avenue

FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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