

**SENSATIONAL Four Bedroom  
Detached Property**

Situated in a SOUGHT AFTER  
Area

Ideal Family Home and is Located  
in a Quiet Cul-De-Sac

**NEWLY Fully Fitted Kitchen/Diner**

Master Bedroom with En-Suite

Further Three Bedrooms

This Property is a CREDIT to the  
Current Owners!

Viewing is HIGHLY  
Recommended to Fully  
Appreciate this BEAUTIFUL  
Family Home.



Tempo Estates are DELIGHTED to bring to the market this SENSATIONAL Four Bedroom Detached Property, Situated in a SOUGHT AFTER Area, within Freckleton Village. Ideal Family Home and is Located in a Quiet Cul De Sac. The Property is Arranged Over Two Levels Comprising; Open Plan Kitchen Dining Area, Lounge, Conservatory, Downstairs WC, Utility Room, Master Bedroom with En suite, Three Further Bedrooms, Family Bathroom, Integral Garage with Front and Rear Gardens, This Property is a CREDIT to the Current Owners!! Viewing is HIGHLY Recommended to Fully Appreciate this BEAUTIFUL Family Home.

**For an appointment to view call 01772 633399 or email  
[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





### Entrance Hall

Inviting entrance with inset doormat, panel radiator, coving, ceiling light, uPVC double glazed window to the front elevation next to newly fitted composite front door, under stairs storage, integral door leading to garage and stairs leading to the first floor.

### Lounge 13' 7" x 11' 4" (4.14m x 3.45m)

Well-presented living room with gas coal effect fire with brick back and timber mantle piece, coving, ceiling light, panel radiator, 2x wall lights and uPVC double glazed bay window to the front elevation.

### Kitchen/Diner 21' 3" x 10' 8" (6.47m x 3.25m)

Newly FULLY Fitted kitchen with plenty of eye level and base grey units, complimentary worktops with splash backs, under worktop lighting, eye-level double oven, integrated fridge freezer and dishwasher, induction hob and extractor fan, integrated plinth heater, inset 1.5 sink with mixer tap and drainer, inset spotlights, wood effect flooring and breakfast bar. uPVC double glazed window to the rear elevation, open plan to dining area with modern panel radiator, feature wood wall, space for wall mounted wired TV and uPVC double glazed patio doors leading to conservatory.

### Utility room 5' 11" x 5' 11" (1.80m x 1.80m)

Bonus utility space with under counter space for fridge and washing machine, panel radiator, wall mounted boiler, inset spotlights, extractor fan, wood effect flooring, complimentary work tops and door leading to outside rear garden.

### Downstairs WC 5' 11" x 4' 4" (1.80m x 1.32m)

Two piece suite comprising of low flush WC, hand wash base unit with tiled splash back, wood effect flooring, ceiling light, extractor fan, panel radiator and uPVC frosted double glazed window to the rear elevation.

### Conservatory 11' 1" x 10' 10" (3.38m x 3.30m)

Bright and airy brick and uPVC built conservatory with tiled floor, ceiling light and fan, inset spotlights and uPVC patio doors leading to the rear.

### Landing

Spacious landing with panel radiator, coving, ceiling light, loft hatch and storage cupboard.

### Bedroom One 13' 11" x 11' 1" (4.24m x 3.38m)

Generous Master bedroom with panel radiator, coving, ceiling light, uPVC to the front elevation with door leading to Master En-suite.

### En-suite 3' 11" x 7' 2" (1.19m x 2.18m)

En-suite with tile effect floor and part tiled walls, low flush WC, hand wash basin inset over cupboard, step up double shower, panel radiator, coving, extractor fan and a ceiling light. Frosted double glazed uPVC window to front elevation.

### Bedroom Two 10' 7" x 11' 8" (3.22m x 3.55m)

Second spacious double bedroom with panel radiator, ceiling light and uPVC to the rear elevation.

### Family Bathroom 9' 2" x 7' 2" (2.79m x 2.18m)

Large family bathroom brimming with potential with tile effect flooring and part tiled walls, low flush WC, hand wash basin with pedestal, corner bath, extractor fan, ceiling light and panel radiator. Frosted uPVC window to rear elevation.

### Bedroom Three 12' 10" x 8' 11" (3.91m x 2.72m)

Third double bedroom with panel radiator, ceiling light and uPVC to the front elevation.

### Bedroom Four 9' 8" x 8' 7" (2.94m x 2.61m)

Additional fourth bedroom with panel radiator, ceiling light and uPVC to the rear elevation.

### Exterior

Double driveway to the front of the property with laid to lawn and a timber gate to the side elevation which gives access to the rear garden. Private and enclosed rear garden, laid to lawn with paved patio area, perfect for the up and coming summer nights for entertaining friends and family, borders with mature plants and shrubs. Finished with timber fence surrounds.

### Garage 15' 10" x 8' 6" (4.82m x 2.59m)

Integral garage with power and up-and-over door.





**Council Tax Band =**

**Tenure**

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

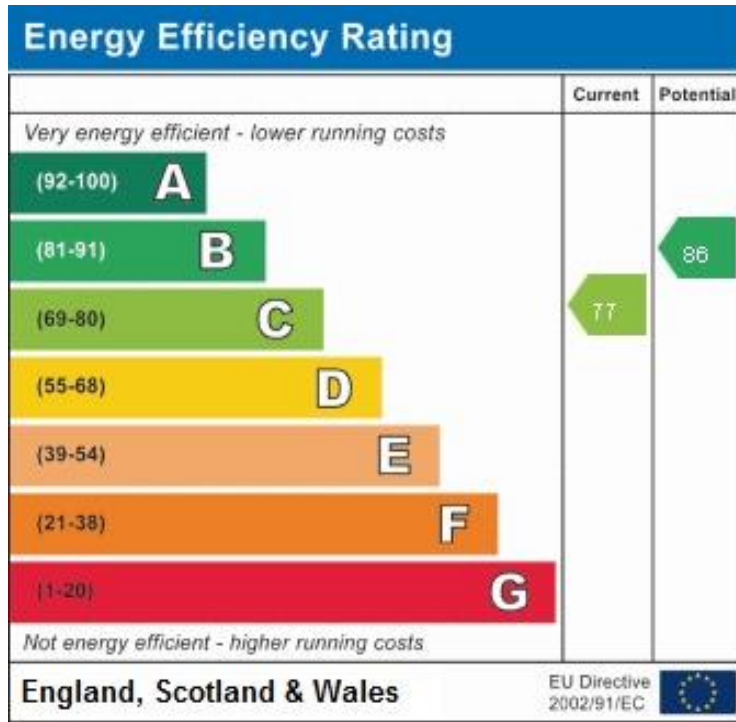
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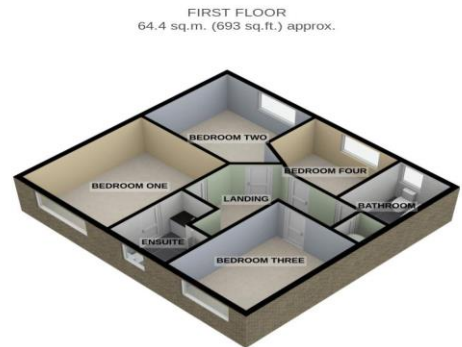
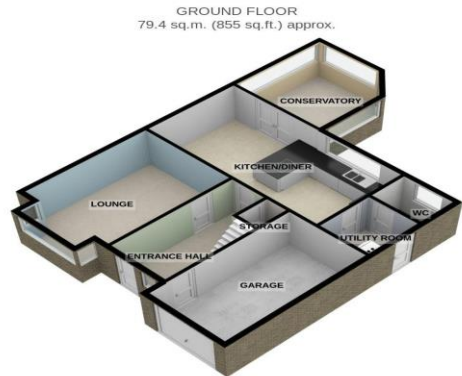


## EPC Chart



Address:  
Orchard Close

## FLOORPLANS



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, room and other areas 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, contents and appearance shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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