

Beautifully Presented Three  
Bedroom True Bungalow

Lovely Quiet Cul-de-Sac Location

In the Heart of Freckleton

Patio Doors Lead to Rear Garden

Detached Tandem Garage

Large Block Paved Driveway

Fabulous Enclosed Rear Garden

Chain Free



Tempo are pleased to bring to the market this beautifully presented three bedroom true bungalow in the heart of Freckleton village. Situated in a quiet cul-de-sac in the lovely village within walking distance of all local amenities and transport links. The property briefly comprises: entrance hallway, spacious lounge, fitted kitchen and conservatory. Two double bedrooms - one currently used as a second reception room, further bedroom and family bathroom. Patio doors from Kitchen and Conservatory give access to the rear garden with detached tandem garage. The front of the property boasts a large driveway offering ample off road parking. Fabulous enclosed rear garden with plenty of seated patio areas. Viewing is essential to fully appreciate.

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





### **Entrance Hallway**

Approached via uPVC front door with inset stained glass panel. Panel radiator, coving, wall light, ceiling light, loft hatch and cupboard providing storage space.

### **Lounge** 14' 6" x 12' 9" (4.42m x 3.88m)

Spacious and bright principle reception room with uPVC bay window to front elevation and two frosted glass windows to the side. Feature coal effect fire with marble style back and hearth and timber mantelpiece. Coving, ceiling light on decorative ceiling rose, wall light and panel radiator.

### **Kitchen** 12' 11" x 9' 4" (3.93m x 2.84m)

Fully fitted kitchen housing eye and base level wood cabinets with contrasting worktops and tiled splashback. Range of appliances including Hotpoint oven and hob, and under counter Bosch washing machine, dishwasher and freestanding fridge freezer. Ceramic 1.5 bowl sink with drainer and mixer tap, space for dining table and chairs, timber effect flooring, panel radiator and two ceiling lights. uPVC frosted window to side elevation and patio doors leading to rear garden.

### **Conservatory** 12' 1" x 9' 0" (3.68m x 2.74m)

Well presented brick built conservatory with views over the rear garden. Double glazing with window blinds, ceiling fan and light, panel radiator and wood effect flooring. French doors lead out to rear garden.

### **Bedroom One** 13' 2" x 10' 7" (4.01m x 3.22m)

Bright and spacious master bedroom with built in wardrobes, shelves, dressing table and matching bedside cabinets providing ample storage space. uPVC bay window to front elevation, coving, two ceiling lights and panel radiator.

### **Bedroom Two/Reception Room** 12' 2" x 8' 8" (3.71m x 2.64m)

Second double bedroom currently set up and used as a second reception room/dining room with sliding doors leading to the conservatory. Coving, ceiling light and panel radiator.

### **Bedroom Three** 8' 9" x 6' 10" (2.66m x 2.08m)

Third bedroom with panel radiator, coving and ceiling light. uPVC window overlooks conservatory with views over rear garden.

### **Bathroom** 6' 2" x 6' 1" (1.88m x 1.85m)

Modern three piece bathroom suite comprising: low flush WC, hand wash basin with pedestal and large walk in shower unit with glass shower screen. Tiled flooring, fully tiled walls, panel radiator, coving, inset spotlights and frosted uPVC window.

### **Front garden**

Large red brick driveway leading to detached double garage providing ample off road parking. The garage has a remote controlled up and over door, power, light and side entrance. Laid to lawn area with bordering flowers.

### **Rear Garden**

Fabulous enclosed rear garden with timber fence surround offering uninterrupted views. Mainly laid to lawn with patio and seating areas and pathway leading to detached tandem garage. Borders of mature plants, bushes and trees.





**Council Tax Band = C**

**Tenure**

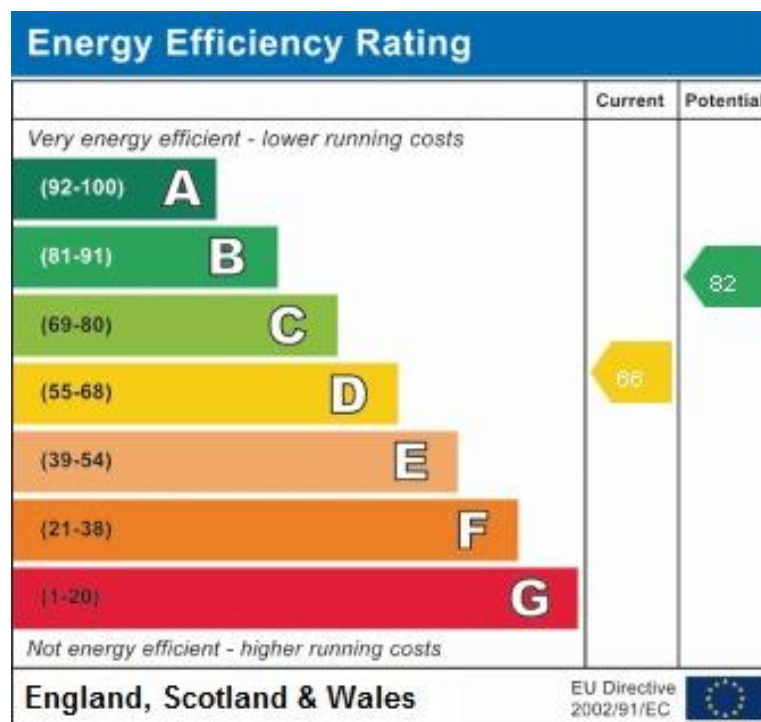
We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

**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:  
Newton Close

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