

Immaculately Presented Three
Bedroom Semi Detached Home

Set in the Heart of Freckleton

Close to Local Amenities and
Schools

Fantastic Open Plan Orangery

3 Bedrooms - 2 Doubles

UPVC Double Glazing and Gas
Central Heating

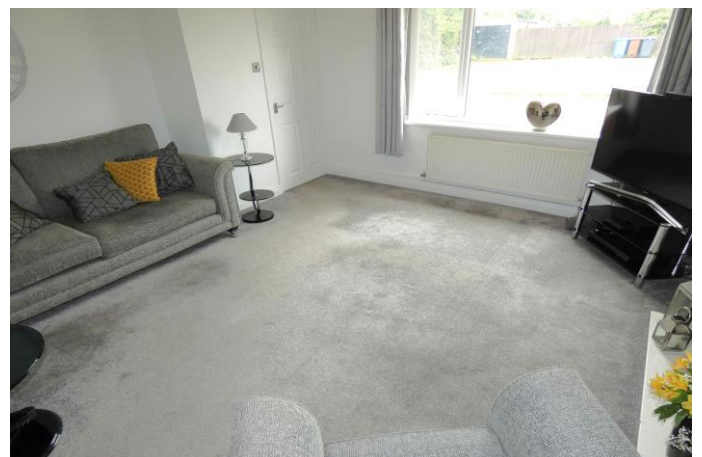
Easy Maintainable Front and Rear
Gardens

Driveway and Garage



Tempo are delighted to bring to the market this 3 Bedroom Semi Detached Family Home. Immaculately presented throughout and located In the heart of the popular village of Freckleton, close to all amenities and schools. The Property briefly comprises: Hall, Lounge, Dining Kitchen and a fabulous Orangery to the rear. Two Double Bedrooms along with a 3rd single and Shower Room /WC occupy the first floor. UPVC double glazing and gas central heating throughout. Front and Rear Gardens, Driveway for several cars and detached garage. Viewing highly recommended!

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





Entrance Hall

UPVC glazed front door opens into entrance hall. UPVC double glazed window to the side, stairs to first floor, ceiling light and radiator. Door to:

Lounge 13' 1" x 13' 11" (3.98m x 4.24m)

UPVC double glazed window to the front. Fitted fire surround and hearth and incorporating inset electric fire. Built in storage cupboard under stairs, ceiling light with dimmer switch and radiator.

Dining Kitchen 10' 3" x 17' 1" (3.12m x 5.20m)

Fitted kitchen with plentiful eye and base level units and complimentary laminated work surfaces. Inset steel sink with drainer and mixer tap, built in gas hob and electric oven with chimney cooker hood, ceramic tiled splashbacks, plumbed in for automatic washing machine and dishwasher, 2 x ceiling lights and radiator. Open plan to:

Orangery 9' 0" x 15' 7" (2.74m x 4.75m)

Fantastic additional entertaining / family room. UPVC double glazed windows to the side and rear, French doors and laminated glass roof. Inset ceiling downlighters with dimmer switch and contemporary vertical radiator.

First Floor Landing

UPVC frosted double glazed window to the side. Aforementioned stairs down with balustrade, loft access hatch with folding pull down ladder leads to a useful part boarded out loft storage with light, Ceiling light and radiator.

Bedroom One 11' 5" x 9' 9" (3.48m x 2.97m)

UPVC double glazed window to the front. Built in sliding door wardrobes, ceiling light and radiator.

Bedroom Two 10' 3" x 9' 9" (3.12m x 2.97m)

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

Bedroom Three 8' 3" x 7' 2" (2.51m x 2.18m)

UPVC double glazed window to the front. Ceiling light and radiator.

Shower Room / WC

UPVC double glazed frosted window to the rear. Fitted three piece suite comprising: Step in corner shower enclosure with mixer shower controls, riser rail and shower attachment, pedestal wash basin with mixer tap and low level push button flush WC. Ceramic tiled splashbacks and floor, ceiling light and heated towel ladder.

Exterior

Easy maintainable gardens to front and rear and ideal for sitting out and entertaining. A detached brick built garage which has benefitted from recently being re roofed and with up and over door and side window. There is a vent through the garage wall to connect a tumble dryer pipe and power and lighting. Driveway to the side providing ample off road parking.

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.

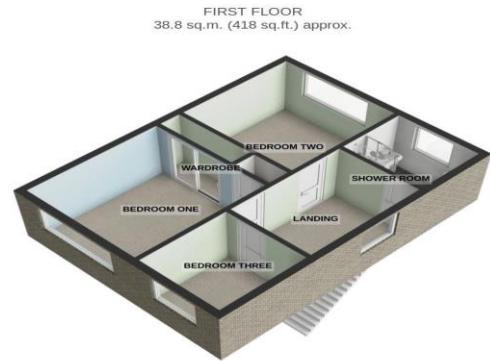
Notice

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.





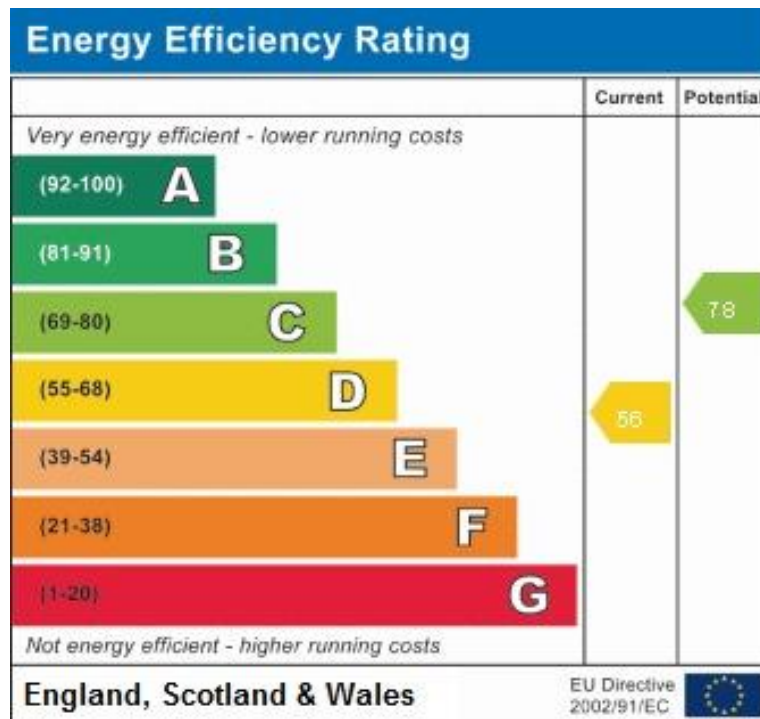
FLOORPLANS



While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used solely for any prospective purchase. The fixtures, fittings and appliances shown have not been installed or guaranteed as to their availability or efficiency can be given.
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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.
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EPC Chart



Address:
naze lane east

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