

Deceptively Spacious 3 Bed  
Detached Family Home

Situated in Popular Residential  
Area of Freckleton

Close to Local Shops and  
Amenities

Ample Off Road Parking Provided

Private and Enclosed Rear  
Garden with Patio Area

uPVC Double Glazed and Gas  
Central Heated Throughout

Viewing Highly Recommended to  
Appreciate

EPC = D



Tempo are pleased to offer to the market this deceptively spacious three bedroom detached family home. Situated in popular residential area of Freckleton close to local shops and other amenities. Property briefly comprises: Entrance Hall, Newly Fitted Modern Kitchen, Dining Room, Lounge, Conservatory and Downstairs WC. First floor houses Master Bedroom with En-Suite, Two Further Bedrooms and Family Bathroom. This family home benefits from a block paved driveway to the front providing ample off road parking. Private and enclosed rear garden with patio area. uPVC double glazed and gas central heated throughout. Viewing highly recommended. EPC = D

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





### Entrance Hall

Approached through uPVC double glazed door with feature panel. Panel radiator, pendant light fittings and Karndean wood flooring. Stairs lead to first floor.

### Kitchen 16' 5" x 7' 11" (5.00m x 2.41m)

Brand new kitchen with a range of eye and base level units in grey with contrasting worktops. Integrated oven with grill and 4 ring halogen hob and extractor above. One and half stainless steel sink and drainer with mixer, integrated, dishwasher, fridge, washing machine and freezer. Wall mounter cupboard housing boiler, down spotlights, panel radiator and large space for dining table. UPVC window to the front and side elevation.

### Dining Room 10' 2" x 7' 2" (3.10m x 2.18m)

Newly fitted Dining Room adjacent to the kitchen, uPVC window to the front elevation, panel radiator and ceiling light

### Lounge 19' 3" x 14' 1" (5.86m x 4.29m)

Light and airy lounge situated to the rear of the property with uPVC double glazed window to rear elevation. Feature gas fireplace with marble hearth and surround, panel radiator and pendant light fitting. French doors lead to conservatory.

### Conservatory 13' 0" x 11' 3" (3.96m x 3.43m)

Cosy family room with uPVC double glazed windows to three aspects. Panel radiator, ceiling fan light and Karndean flooring.

### Ground Floor WC

Two piece suite comprising: hand wash basin with pedestal and low flush WC. Panel radiator and uPVC double glazed window to side aspect.

### Bedroom 1 13' 4" x 9' 6" (4.06m x 2.89m)

Master bedroom housing comprehensive range of fitted wardrobes, overhead storage, dressing table and drawers providing ample storage space. Panel radiator, ceiling light. Two uPVC double glazed windows overlooking rear garden. Door leads to en suite.

### En Suite

Modern three piece suite in white comprising: Low flush WC, hand wash basin with pedestal and corner walk in shower unit with sliding glass doors. Wall mounted chrome heated radiator, vinyl cushioned flooring and uPVC frosted double glazed window to rear aspect.

### Bedroom 2 12' 7" x 9' 4" (3.83m x 2.84m)

Second bedroom with comprehensive range of fitted wardrobes, overhead storage and bedside units. Panel radiator, ceiling light and uPVC double window to front elevation.

### Bedroom 3 9' 7" x 7' 7" (2.92m x 2.31m)

Ample storage space provided with range of fitted wardrobes, overhead storage and drawers. uPVC double glazed window to front aspect, ceiling light and panel radiator.

### Family Bathroom

Four piece suite in white comprising: low flush WC, hand wash basin with pedestal, Victorian style roll top freestanding bath with handheld shower attachment and mixer tap, and corner step-in glass shower cubicle. Fully tiled walls, vinyl cushioned flooring, chrome wall mounted heated radiator and inset spotlights. uPVC frosted double glazed window to side aspect.

### Exterior

Block paved driveway to the front of the property providing off road parking for several cars with borders of mature shrubs and bushes. Private and enclosed brick paved rear garden with timber fence surround, beds of mature plants and shrubs and timber shed. Raised patio area to the side ideal for outside dining and entertaining.

### Council Tax Band = C

### Tenure

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

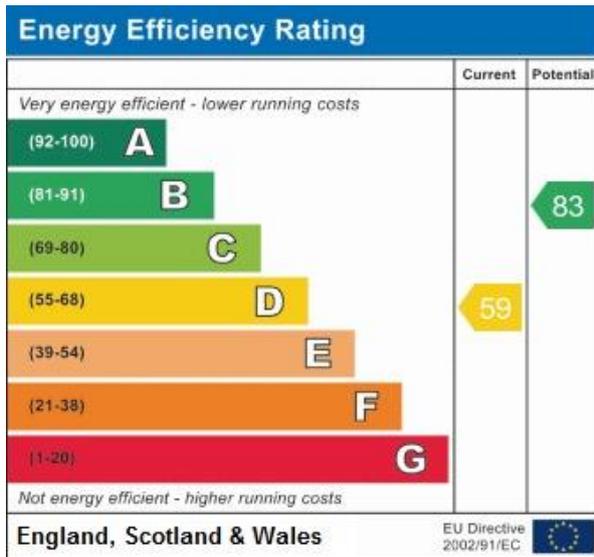
### Notice

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.

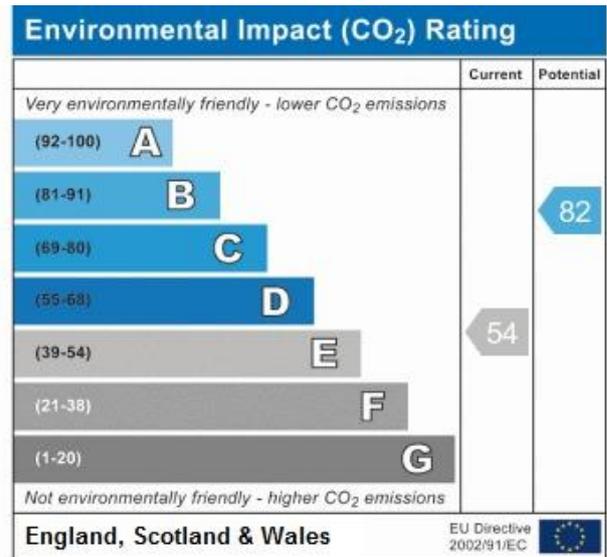




# EPC Chart



Address:  
Camborne Place



## **Terms & Conditions**

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

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## **Financial Advice/Conveyancing**

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## **Arrange A Property Valuation**

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