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Greenacres
Preston PR4 1PS

£219,950

Beautifully Presented 4 Bed
Extended Detached House

Comprising of, Porch, Hall,
Lounge/Diner, Conservatory,
Kitchen, GF WC

Master Bed has En Suite and
Dressing Area

2 Further Double Beds and Single
Bed, Shower Room

Driveway, Carport and Single
Detached Garage

Front & Rear Gardens

EPC = D

CHAIN FREE



Beautifully presented 4 bedroom extended detached house situated in a quiet residential area in the heart of Freckleton.

Close to local schools, shops and amenities. the property briefly comprises of Entrance Porch, Hall, Lounge/Diner, Conservatory, Kitchen, GF WC. Master Bedroom with dressing area and En Suite, 2 further Double Bedrooms, Single Bedroom and Shower Room. Externally there is a driveway, car port, detached single garage and low maintenance front and rear gardens. uPVC Double Glazing and Gas Central Heating throughout. EPC = D

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



tem-po.co.uk (NW) Limited, 12-14 Preston Old Road , Preston, PR4 1PD
Phone: 01772 633399, Email: all@tem-po.co.uk
www.tem-po.co.uk



ACCOMMODATION

Entrance Porch 9' 1" x 2' 8" (2.77m x 0.81m)

Approached through uPVC double glazed French Doors with uPVC double glazed windows either side. Ceramic tiled flooring and further uPVC double glazed door leads to hall.

Hall 19' 0" x 4' 0" (5.79m x 1.22m)

A spacious hallway with panel radiator, laminate flooring and ceiling light. Stairs leading to first floor rooms and large under stairs storage area.

Lounge 21' 5" x 16' 6" (6.52m x 5.03m)

Elegant and spacious family room with uPVC double glazed feature windows to the side. Electric fire with marble effect surround and hearth, panel radiator, ceiling lights, laminate flooring and patio doors lead into the conservatory.

Conservatory 15' 4" x 9' 8" (4.67m x 2.94m)

P shaped conservatory with fitted Venetian blinds, ceramic tiled flooring, wall lights and panel radiator.

Kitchen/Diner 16' 6" x 8' 4" (5.03m x 2.54m)

uPVC double glazed window to the front. Fitted with a comprehensive range of Oak effect eye and base level units with contrasting laminate worktops and tiled splashbacks, single electric built in oven and four ring gas hob with extractor fan above. 1.5 bowl sink and drainer with mixer tap, plumbed for washing machine and space for tumble dryer, fridge freezer and dining table. uPVC door leads into car port.

WC 5' 6" x 3' 2" (1.68m x 0.96m)

Two piece suite in white comprising of WC and hand wash basin with pedestal.

Landing 11' 8" x 7' 0" (3.55m x 2.13m)

Spacious landing with uPVC double glazed window to side elevation. Storage cupboard housing cylinder tank with additional storage area.

Master Bedroom 20' 9" x 16' 6" (6.32m x 5.03m)

Sophisticated Master Bedroom with uPVC double glazed window to rear elevation. Fitted wardrobes, panel radiator television aerial point and matching ceiling lights. Arch way leads to En-Suite.

Ensuite

Three piece suite in white comprising of panel bath with telephone style taps and shower, WC and hand wash basin with pedestal. Fully tiled walls and tile effect laminate flooring.

Bedroom 2 18' 1" x 7' 1" (5.51m x 2.16m)

Elegant double bedroom with ample space for dressing room/play room. uPVC double glazed window to rear elevation, ceiling lights and panel radiator.

Bedroom 3

Fitted with a range of built in classic wardrobes, drawers and overhead storage. Panel radiator, ceiling light and uPVC double glazed window to the front elevation.

Bedroom 4 8' 0" x 6' 11" (2.44m x 2.11m)

uPVC double glazed window to the front elevation, panel radiator and ceiling light.

Shower Room 9' 1" x 5' 1" (2.77m x 1.55m)

uPVC double glazed obscure window to the side elevation. Three piece suite in white comprising wash hand basin with pedestal, WC, shower cubicle. Chrome heated towel rail, fully tiled walls and flooring.

Exterior

The front of the property has a driveway providing off road parking and this leads to a carport providing further off road parking and then leading to a single detached garage at the rear. The front garden is mainly stone chipped but houses borders with plants and flowers. The rear garden is mainly stone chipped and leads to a decked area ideal for outside dining and entertaining. Timber shed housed behind garage. The carport and garage both have up and over doors and garage also has power and light.

Council Tax Band = E

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.

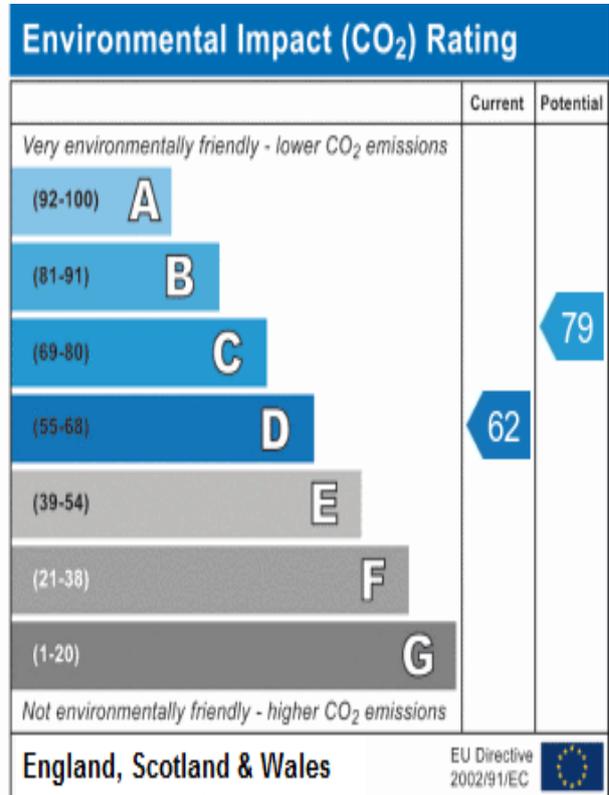
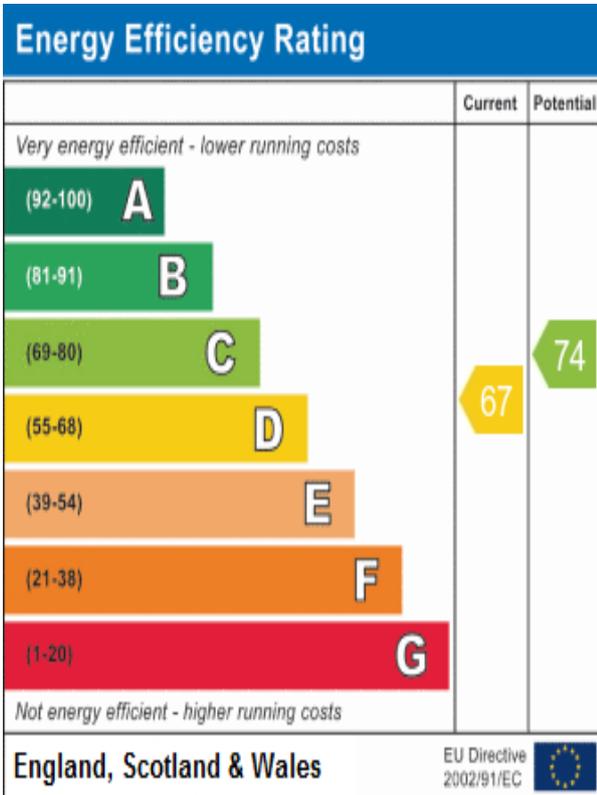
Notice

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



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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