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Tarnbrick Avenue  
Preston PR4 1PN

**£157,500**

Well-Presented 'Marquis Built'  
Two Bedroom Semi-Detached  
True Bungalow

Situated in Heart of Freckleton

Close to All Local Amenities and  
BAE Systems

Recent Full Electrical Re-Wire,  
Roof Maintenance, New Combi  
Boiler & Full Deep Clean

Driveway along Side of Property  
and Garage Providing Ample Off  
Road Parking

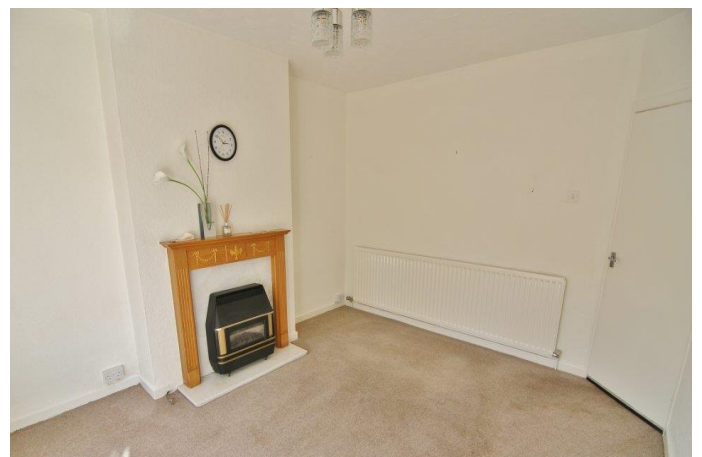
Private Enclosed Rear Garden

uPVC Double Glazing and Gas  
Central Heating Throughout



Tem-po are pleased to bring to the market this Well-Presented 'Marquis Built' Two Bed Semi-Detached True Bungalow offering spacious living throughout. Situated in the heart of highly sought after area of Freckleton close to all local amenities, bus routes and BAE systems. This delightful property has benefited from a full electrical re-wire two years ago, including new consumer unit, roof maintenance including re-felted and tiles cleaned and relaid, a new combi boiler bought in 2015 and has recently had a full deep clean throughout. Briefly comprises: Porch, Hallway, Lounge, Kitchen, Conservatory, Bathroom and Two Double Bedrooms. Large driveway along side of property leading to single garage providing ample off road parking. Private, enclosed rear garden perfect for outside entertaining. uPVC double glazing and gas central heating throughout. Viewing Highly Recommended. Chain Free.

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



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### **Bedroom 2** 11' 2" x 9' 4" (3.40m x 2.84m)

Good-sized second double bedroom with uPVC double glazed window to rear elevation and single ceiling light.

### **Exterior**

Double iron gates lead to front of property with paved driveway leading to garage providing ample off road parking. Stone chipped front garden with feature plants, borders of mature plants and shrubs and dwarf wall to front. Rear garden benefits from laid to lawn area with paved pathway surround leading to paved patio area suitable for outside dining and entertaining. Fence surround with mature plants and shrubs giving privacy with gate leading to driveway causing rear garden to be fully enclosed. Single garage with up and over door, light and power supply, currently housing tumble dryer, with side door leading to rear garden.

**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.



## **ACCOMMODATION**

### **Entrance Porch** 2' 10" x 2' 9" (0.86m x 0.84m)

Approached via uPVC double glazed door with two glass panels. Single light and white painted door leading to hallway.

### **Hallway**

Spacious hallway with cupboard housing meters, airing cupboard housing storage and single light. Access to fully boarded loft with electric light and integral loft ladder. Doors lead to lounge, kitchen, bathroom and two bedrooms.

### **Lounge** 13' 8" x 11' 10" (4.16m x 3.60m)

Light and airy lounge housing feature gas fire with timber surround and marble effect back and hearth. This room also benefits from uPVC double glazed bay window overlooking front garden with three bulb ceiling light.

### **Kitchen** 13' 2" x 9' 10" (4.01m x 2.99m)

Range of timber eye and base level units with beige speckled worksurface, fully tiled walls and 1.5 bowl sink with drainer and mixer tap. Cupboard housing Valliant combi boiler installed in October 2015, six bulb ceiling light, uPVC double glazed window to side of property and uPVC patio doors leading to conservatory with two windows either side looking through to conservatory. Freestanding electric oven and hob with integrated cooker hood, Bosch washing machine and freestanding fridge/freezer are all negotiable in this rustic kitchen.

### **Conservatory** 8' 2" x 7' 0" (2.49m x 2.13m)

Brick conservatory with sealed double glazed units and french doors leading to rear garden. Ceiling fan and three bulb ceiling light.

### **Bathroom** 6' 6" x 5' 5" (1.98m x 1.65m)

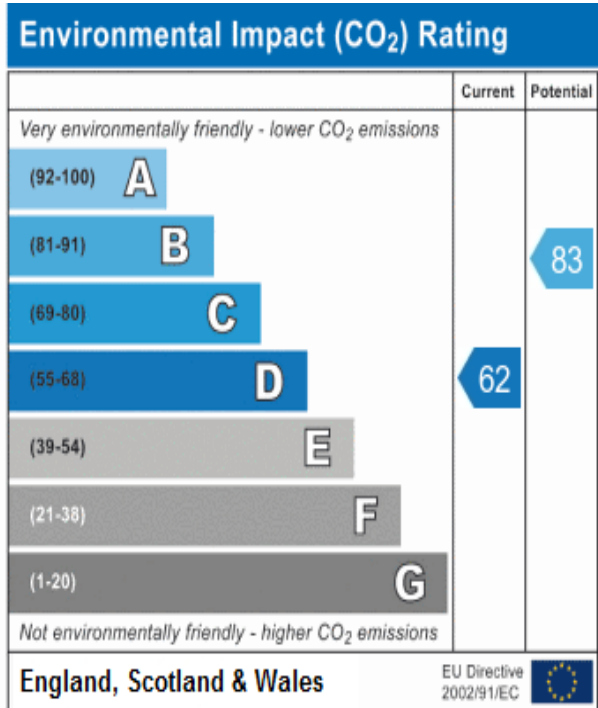
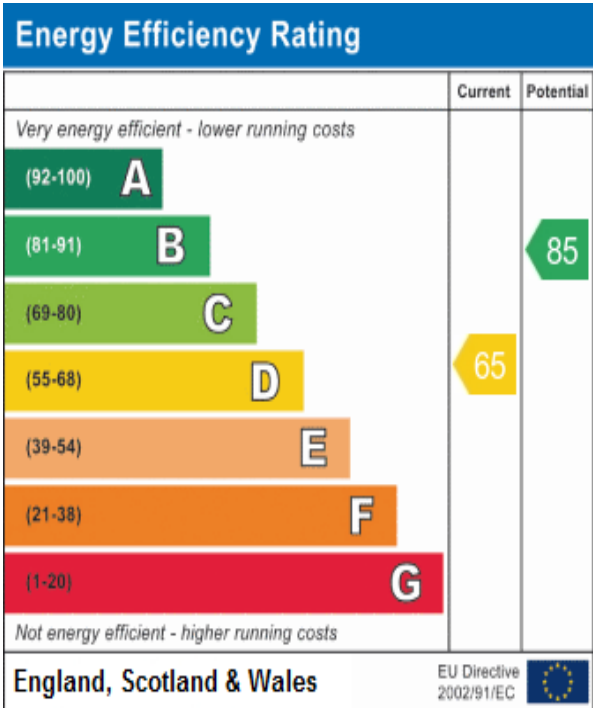
Three piece suite in white comprising: inset sink unit in to vanity unit with mixer tap, low flush WC and walk in glass shower cubicle. Tiled flooring, fully tiled walls, chrome towel holder, inset spotlights and uPVC double glazed obscure window to rear.

### **Bedroom** 14' 10" x 8' 6" (4.52m x 2.59m)

This double master bedroom greatly benefits from an extensive range of integrated wardrobes, overhead storage, bedside cabinets and dressing table. uPVC double glazed bay window to front elevation with single ceiling light.



**EPC Chart**



Address:  
Tarnbrick Avenue

## **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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## **Arrange A Viewing**

If you are interested in viewing a property through tem-po.co.uk please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).

## **Financial Advice/Conveyancing**

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Please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).

Thank you for visiting the tem-po.co.uk website.

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tem-po.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tem-po.co.uk](mailto:info@tem-po.co.uk).