

Immaculately Presented 4 Bed  
Detached Family Home

Situated in Popular Residential  
Area of Freckleton

Close to Local Shops and  
Amenities

Ample Off Road Parking Provided

South Facing Private and  
Enclosed Rear Garden with Patio  
Area

Master bedroom with En-suite  
Shower Room

Newly Installed Family Shower  
Room

Integral Garage



Immaculately presented four bedroom detached family home, situated in popular residential area of Freckleton close to local shops and other amenities. The property briefly comprises: Porch, Entrance Hall, Ground Floor WC, Lounge, Large Dining Room, Second Reception Room / Bedroom Four, Modern fitted Kitchen, Utility Room and Integral Garage.

The First Floor houses Fitted Master Bedroom and En-suite, Two further bedrooms both fitted and newly installed Family Shower Room. To the exterior, this superb home benefits from a block paved driveway to the front providing ample off road parking and landscaped garden. South facing private and enclosed rear garden with patio area and Garden Room / Office with power and lighting. UPVC double glazed and gas central heating. Viewing highly recommended to appreciate the standard of accommodation on offer. EPC = D

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





### Entrance Porch

UPVC double glazed door and windows to front and side. Opening to leading to:

### Entrance Hall

Staircase leading to first floor, continuous laminate flooring, ceiling light and radiator. Doors leading to the following rooms:

### Ground Floor WC

UPVC double glazed obscure window to front. Two-piece white suite comprising: pedestal hand basin with taps and WC with push button flush. Ceiling light, tiled splashbacks radiator, extractor fan and laminate flooring.

### Lounge 12' 4" x 10' 11" (3.76m x 3.32m)

UPVC double glazed bay window to the front. Fitted fire surround and hearth with flame effect electric fire. Dimming ceiling light, coved ceiling and contemporary radiator.

### Dining Room 16' 1" x 8' 10" (4.90m x 2.69m)

UPVC double glazed window to the rear. Continuous laminate flooring, coved ceiling, ceiling and wall lights and radiator.

### Second Reception Room / Bedroom Four 10' 1" x 14' 0" (3.07m x 4.26m)

UPVC double glazed French Door and window to the rear. Coved ceiling, wall lights and contemporary vertical radiator.

### Kitchen 16' 4" x 7' 9" (4.97m x 2.36m)

UPVC windows to the rear and side elevation and exterior UPVC glazed door to the rear garden. A good range of cream eye and base level units with contrasting worktops including breakfast bar with seating. Space for gas range style cooker and illuminated chimney style extractor above. Inset ceramic sink and drainer with mixer tap, integrated, dishwasher, tall fridge freezer and wine cooler. Tiled splashbacks and tile effect laminate flooring, coved ceiling, ceiling light and radiator.

### Utility Room

UPVC frosted double glazed window to the side. Fitted wall units with work top and plumbed in for automatic washing machine. Ceiling light and tile effect laminate flooring. Door to:

### Integral Garage 12' 9" x 8' 9" (3.88m x 2.66m)

UPVC frosted double glazed window to the side. Up and over door to the front. Power and lighting.

### First Floor Landing

Aforementioned stairs to the ground floor. Doors to the following rooms:

### Master Bedroom 16' 4" x 11' 1" (4.97m x 3.38m)

UPVC double glazed window to front. A range of recessed fitted wardrobes, corniced ceiling, ceiling light and radiator. Loft access hatch with pull down ladder to part boarded for storage and with lighting. Door to:

### En-suite Shower Room

UPVC double glazed window to the rear. Three piece suite comprising; step in shower enclosure with wall mounted mixer shower controls and handheld shower attachment on riser rail; pedestal wash basin with taps ; and WC with handle flush. Tiled splash backs, inset down-lighters and radiator.

### Bedroom Two 12' 4" x 9' 0" (3.76m x 2.74m)

UPVC double glazed window to front. Fitted wardrobes with display units, useful recess for work station, coved ceiling, ceiling light and radiator.

### Bedroom Three 10' 2" x 9' 0" (3.10m x 2.74m)

UPVC double glazed window to rear. Fitted wardrobes and units, with coved ceiling, ceiling light and radiator.

### Family Shower Room

UPVC double glazed obscure window to rear. Newly installed three piece white suite comprising; walk-in shower enclosure with glass screen, wall mounted chrome mixer controls and handheld shower attachment on riser rail and overhead rain shower. Integral vanity unit washbasin with waterfall mixer tap and combined WC with push button flush. Tiled walls, laminate floor and inset ceiling down lighting.



## Exterior

Block paved driveway to the front of the property providing off road parking for several cars and laid to lawn with borders of mature shrubs and bushes. Private and enclosed South facing rear garden with timber fence surround, raised beds of mature plants and shrubs curve round the laid to lawn. Indian stone paved patio area ideal for outside dining and entertaining. Timber built Garden Office / Room with insulation and power lighting. Paved access paths to both sides of the property with timber security gates. Exterior water tap and lighting.

**Council Tax Band = D**

## Tenure

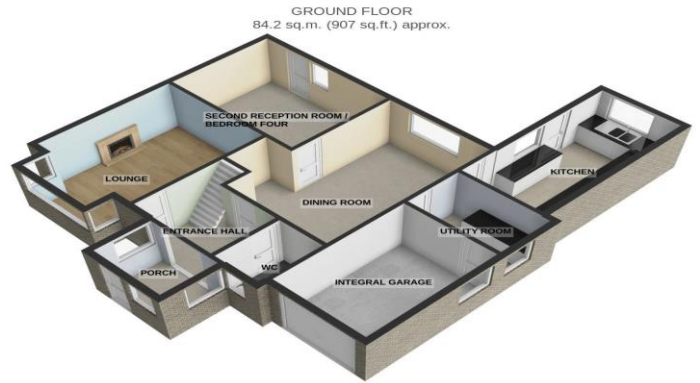
We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

## 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.



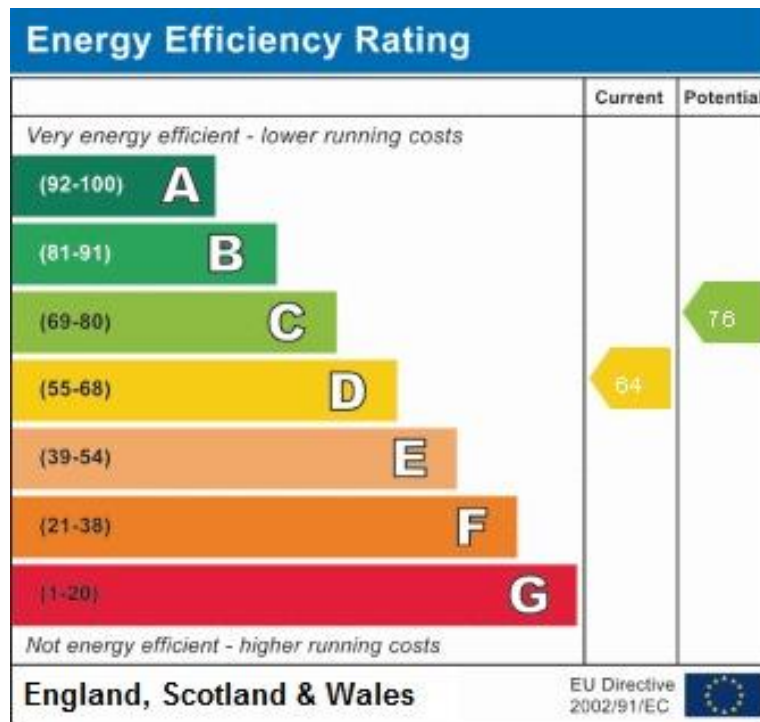
# FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, counts and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan or the description hereon is not intended to be used as a contract for any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee can be given regarding their condition or performance. Made with Metropix 2024.

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. Made with Metropix © 2024.

# 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.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

## **Arrange A Viewing**

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

## **Financial Advice/Conveyancing**

Tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

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

Thank you for visiting the tempoestates.co.uk website.

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tempoestates.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@tempoestates.co.uk](mailto:info@tempoestates.co.uk).