

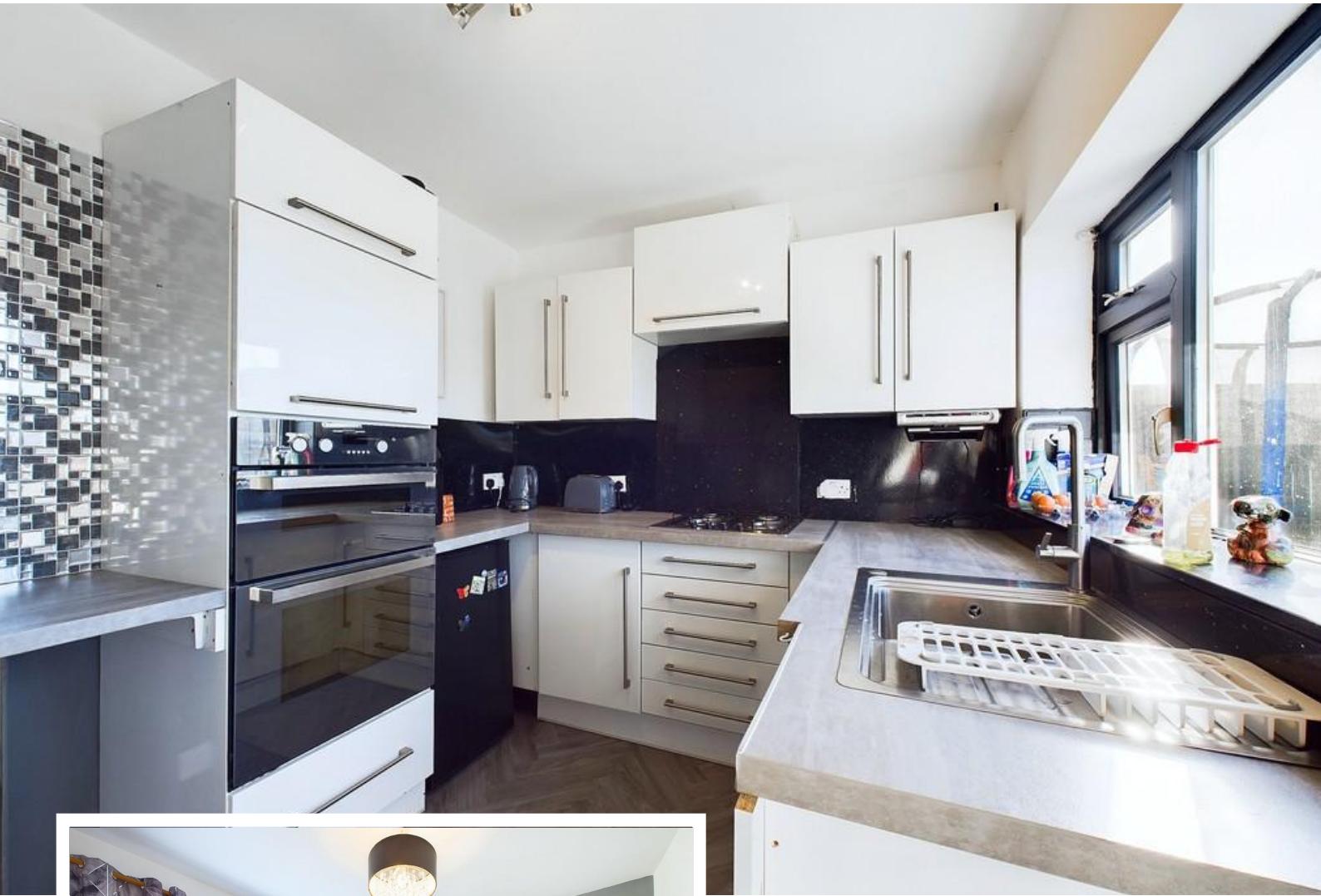


Derwent Drive
Freckleton

- **Semi Detached True Bungalow**
- **Situated in a Quiet Residential Area of Freckleton**
- **3 Double Bedrooms**
- **Spacious Living Room**

For Sale £175,000
EPC Rating 'D'





Property Description

3 Bedroom Semi-Detached True Bungalow

Quiet Location | 3 Double Bedrooms

Situated in a peaceful residential area of Freckleton, this well-presented bungalow is within walking distance of local schools and amenities.

Ground Floor: The hallway leads into the bright and spacious living room, positioned at the front of the property. The modern fitted kitchen features sleek white cabinets, light wooden work surfaces, an integrated double oven with a grill, a combi gas hob, and space for an under-counter fridge and freezer. The stylish bathroom is finished to a high standard. There are three generously sized double bedrooms, offering plenty of space. A useful utility rear porch provides additional storage and convenience.

Exterior: The property benefits from both front and rear gardens, ideal for outdoor enjoyment. A detached garage and a private driveway offer ample parking.





What We Love About This Property: "This charming bungalow is set in a quiet and convenient location, perfect for those looking for a peaceful home within easy reach of local amenities. With spacious rooms, a modern kitchen and bathroom, and excellent outdoor space, it's a fantastic opportunity."

Tenure: Freehold

Council Tax Band: C

HALLWAY

LIVING ROOM

16' 4" x 12' (4.98m x 3.66m)

KITCHEN

8' 1" x 10' 2" (2.46m x 3.1m)

REAR PORCH

3' 9" x 5' 11" (1.14m x 1.8m)

BEDROOM ONE

BEDROOM TWO

11' 8" x 9' 11" (3.56m x 3.02m)

BEDROOM THREE

9' 5" x 10' (2.87m x 3.05m)

BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

OUTSIDE

GARAGE

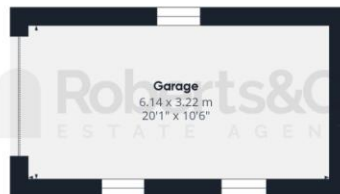
20' 1" x 10' 6" (6.12m x 3.2m)

Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.



Ground Floor Building 1



Ground Floor Building 2

Approximate total area
76.23 m²
820.53 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements