



Lytham
Estate Agents

Lytham Estate Agents
2a Clifton Square,
FY8 5JP

Telephone: 01253 796996

Email:
info@lythamestateagents.co.uk

Website:
www.lythamestateagents.co.uk/



15 School Lane, Freckleton PR4 1PJ

£140,000

Charming period cottage in the heart of Freckleton with great renovation potential, private garden, and excellent village amenities nearby. Viewing Essential!



Open Plan Lounge

Enter the property through a composite door into the spacious open-plan lounge, featuring carpeted flooring, front and side-facing UPVC double-glazed windows, two radiators, pendant light and a carpeted staircase to the first floor with useful under-stairs storage. Opens into the kitchen/diner.

Kitchen/Diner

Fitted kitchen with a range of wall and base units complemented by laminate work surfaces. Features include a fan oven, four-ring gas hob with extractor hood above, and a stainless steel sink with a mixer tap and drainer. Space and plumbing for a washing machine. Finished with hardwood flooring and ceiling downlighting. The kitchen opens into an extended reception area with double French doors leading to the private garden, complete with a radiator and pendant light.

First Floor Landing

Accessed via the aforementioned staircase, featuring carpeted flooring, a pendant light, and doors leading to the following rooms.

Bedroom One

Spacious principal bedroom featuring a front-facing UPVC double-glazed window, radiator, pendant light, and a storage cupboard housing the Glow-Worm combi boiler.

Bedroom Two

A cosy single bedroom with carpeted flooring, pendant light, and a rear-facing UPVC double-glazed window.

Bathroom

Three-piece bathroom suite featuring a panel bath with mixer tap and plumbed shower over, WC with button flush, and a pedestal wash basin with twin taps and tiled splashback. The room is finished with tiled flooring and half-tiled walls. A rear-facing obscured UPVC double-glazed window, ceiling light fitting, and extractor fan complete the space.

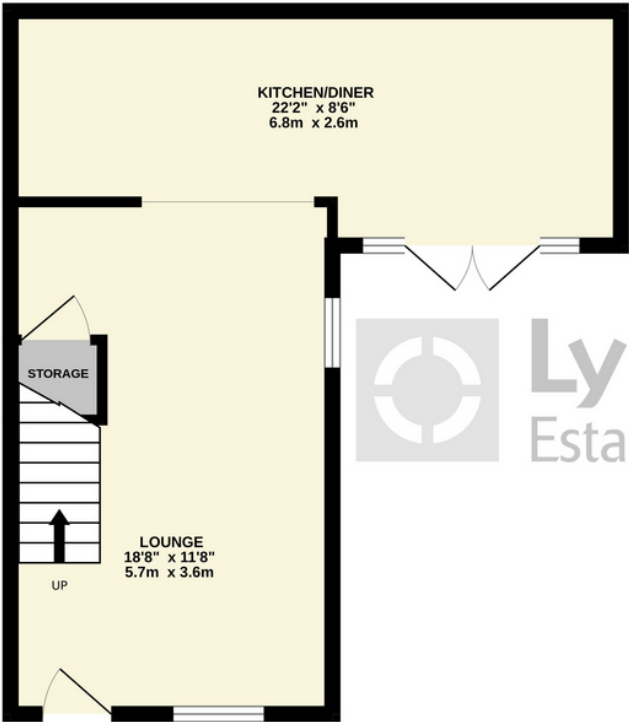
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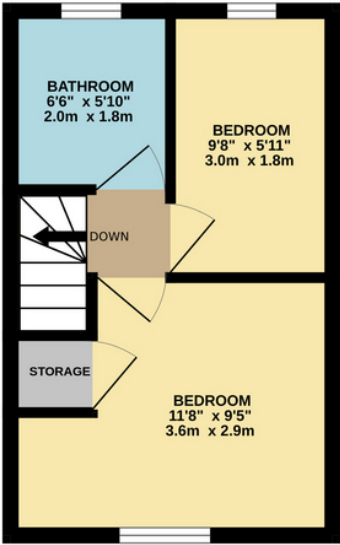


Floor Plans

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
223 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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