



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



MARQUIS DRIVE, FRECKLETON  
PR4 1PL

ASKING PRICE £284,000

- NO CHAIN INVOLVED - IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED DORMER BUNGALOW, SITUATED IN SOUGHT AFTER LOCATION IN FRECKLETON
- A SHORT WALK TO LOCAL SCHOOLS, AMENITIES AND TRANSPORT LINKS
- LOUNGE - DINING ROOM - MODERN KITCHEN - LARGE CONSERVATORY - UTILITY ROOM - WC - CONTEMPORARY BATHROOM
- OFF ROAD PARKING - PRIVATE AND SUNNY REAR GARDEN - FREEHOLD



We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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### Entrance

UPVC double glazed door with opaque leaded glass inserts leads into:

### Porch

Tiled floor, wooden door with opaque glass insert leads into:

### Entrance Hall

Stairs leading to the first floor, radiator, consumer unit, cupboard housing electric meter, under stairs storage cupboard, doors lead to the following rooms:

### Lounge

15'03 x 11'09  
UPVC double glazed bay window to the front allowing plentiful light, log burning stove housed in exposed brick surround with granite hearth and back drop, wooden mantle, two radiators, television and telephone points.

### Bedroom One

14'0" x 9'6" to fitted wardrobes  
UPVC double glazed bay window to the front allowing plentiful light, full length fitted wardrobes, radiator.

### Dining Room

11'01 x 9'06  
UPVC double glazed French doors leading out to the garden, feature paneled wall, radiator.

### Kitchen

12'07 x 9'08  
Fitted modern kitchen with a good range of wall and base units and laminate work surfaces, integrated appliances include: electric oven with grill, four ring induction hob, overhead illuminated extractor fan, dishwasher, composite sink with drainer, freestanding fridge freezer, tiled to splash backs, radiator, recessed, spotlights 'Karndean' flooring, wooden glass paneled French doors leads into:



### Conservatory

15'04 x 9'02  
Large brick built conservatory with polycarbonate roof, UPVC double glazed windows and French doors leading to the garden, radiator, 'Karndean' flooring, recessed spotlights, wooden door with opaque glass insert leads into:

### Utility Room

10'05 x 5'02  
Fitted modern wall and base units with laminate work surfaces, 'Miele' washer/dryer, stainless steel sink, Velux sky light, 'Worcester' combination boiler, 'Karndean' flooring, recessed spotlights, door leads into:

### WC

5'04 x 5'01  
UPVC double glazed opaque window to the front, two piece white suite comprising of: WC, floating wash hand basin, fully tiled walls, laminate flooring, wall mounted heated towel rail, recessed spotlights.

### Stairs and Landing

Aforementioned stair case leading to the first floor, UPVC double glazed window to the rear, doors lead to the following rooms:

### Bedroom Two

19'09 x 13'02  
Two UPVC double glazed windows to either side, radiator, recessed spotlight, three cupboards with under eaves storage.

### Bedroom Three

13'01 x 11'0  
UPVC double glazed window to the front, radiator, recessed spotlights, under eaves storage cupboard.



### Bathroom

9'08 x 7'11  
UPVC double glazed opaque window to the rear, contemporary three piece white suite comprising of: WC, bath with glass screen and mains plumbed waterfall shower plus a further shower attachment, pedestal wash basin, fully tiled walls, wall mounted heated towel rail, recessed spotlights, extractor fan, laminate flooring.

### Outside

The front of the property has a block paved driveway and is laid to lawn with shrub and planting borders.

The private and sunny landscaped rear garden has an Indian stone paved patio, perfect for outside dining and entertaining, well established shrub and planting borders and a shed for outdoor storage.

### Other Details

Tenure: Freehold  
Council Tax Band D (£2,233.28 per annum)  
Energy Rating: C

Please note that we are required under the estate agents act 1979 and the provision of information regulations 1991, to point out that the client we are acting for on the sale of this property is a connected person, as defined by the above acts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

