



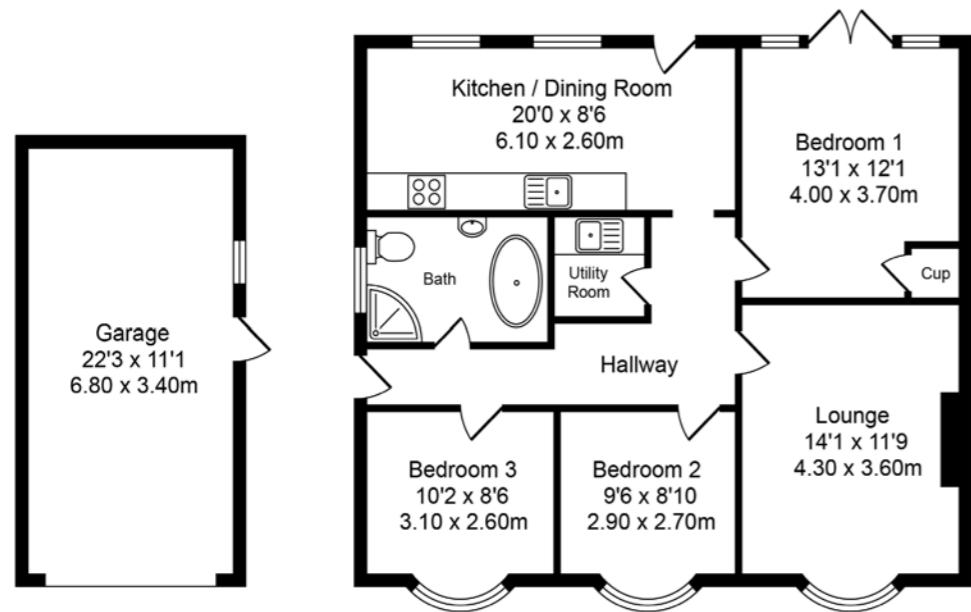
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Chorley: 01257 241173

**ARNOLD & PHILLIPS**  
ESTATE AGENTS

**Total Approx. Floor Area 1150 Sq.ft. (106.8 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Garage**  
Approx. Floor Area 249 Sq.Ft (23.1 Sq.M.)

**Ground Floor**  
Approx. Floor Area 901 Sq.Ft (83.7 Sq.M.)



We are informed by our client of the following information in relation to the property. This information has not been verified and interested parties should seek to clarify this information with their solicitor.  
Tenure: Freehold  
Council Tax Band: C  
Details Prepared 15/08/23

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



**THE LUXURY PROPERTY SPECIALISTS**

**Rydal Avenue, Freckleton**  
**Offers in the Region Of £229,995**





This well presented three-bedroom semi-detached extended true bungalow is situated in a much sought after residential location within the picturesque village of Freckleton. This attractive property sits on a corner plot and offers three bedrooms and boasts spacious living accommodation which is finished to an extremely high standard throughout.

Internal inspection briefly comprises of an entrance hallway, spacious lounge, fitted kitchen, three good size bedrooms and a modern fitted family bathroom.

Entering the property, we are greeted by the welcoming L-shaped hallway which provides access to all bedrooms and family spaces. The lounge is particularly generous in size, providing ample room for relaxation and entertainment. The kitchen is fitted and includes both a kitchen and dining area, with oak wall and base units adding a touch of elegance. With modern tiled splash backs and offers a range of fitted appliances. There is a further utility room for further appliances.

The master bedroom has French doors that open onto the outside area where there is a decked area at the rear of the property, perfect for outdoor activities and leisure. There are two further double bedrooms both complete with bay windows which provide ample natural lighting. The bathroom is equipped with a four-piece suite, featuring a walk-in shower, W/C, and even a jacuzzi bathtub for luxurious bathing experiences.

Externally the front is extremely private with a walled garden and shrubs, the rear has a combination of a decking area, paved patio and a lawned area perfect for outdoor family entertainment and driveway parking leading to a garage. The property is within easy access of local amenities, travel links and highly regarded schools.

Viewing comes highly recommended to fully appreciate the size and quality of accommodation this superb property has to offer.







KEY FEATURES

- Semi-Detached True Bungalow
- Circa 1150 Square Feet
- Three Spacious Bedrooms
- Beautiful Modern Four Piece Bathroom
- Corner Plot
- Single Detached Garage
- Ideal Location













