



ESTATE AGENTS • VALUER • AUCTIONEERS



## 10 Ferndale Close, Freckleton

- Modern Mid Mews House
- Ideal for First Time Buyers & Investors
- In the Heart of Freckleton Village within Easy Reach of BAE Systems in Warton
- Lounge
- Open Plan Dining Kitchen
- Two Bedrooms & Bathroom/WC
- Off Road Parking Space to the Front
- Delightful Garden to the Rear
- Gas Central Heating & Double Glazing
- Freehold, Council Tax Band B & EPC Rating C

**£155,000**

VIEWING: Strictly by appointment through 'John Ardern & Company'



[www.johnardern.com](http://www.johnardern.com)



## 10 Ferndale Close, Freckleton

### GROUND FLOOR

#### ENTRANCE VESTIBULE

1.63m x 1.12m (5'4 x 3'8)

Approached through an outer door with an inset obscure double glazed fan light. Overhead light and high level circuit breaker fuse box. Side cloaks hanging space. Inner white panelled door leading to:

#### LOUNGE

4.09m x 3.66m (13'5 x 12')

Well proportioned reception room. UPVC double glazed window overlooks the front of the property with a side opening light. Double panel radiator. Corniced ceiling. Television aerial point. Focal point of a marble raised hearth supporting a gas coal effect fire (this has been disconnected). Staircase leads off to the first floor with a white spindled balustrade. Understair store cupboard. Archway leading to the Dining Area and Kitchen.



#### DINING KITCHEN

4.11m x 2.74m (13'6 x 9')

Open plan Dining Kitchen with UPVC double glazed double opening French doors leading from the Dining Area to the rear garden. Double panel radiator. Corniced ceiling.

To the Kitchen area there is a UPVC double glazed window overlooking the attractive rear garden. Side opening light. Range of eye and low level cupboards and drawers. Incorporating a glazed display and shelving unit. Leisure stainless steel one and a half bowl single drainer sink unit set in roll edged laminate working surfaces. Splash back tiling. Built in Neff four ring gas hob. Extractor above. Cooke & Lewis electric oven and grill below. Freestanding fridge/freezer. Freestanding washing machine. Wall mounted Baxi gas central heating boiler.



#### FIRST FLOOR LANDING

1.85m x 0.97m (6'1 x 3'2)

Approached from the previously described staircase. Access to the loft space. Matching white panelled doors leading off.

#### BEDROOM ONE

3.73m x 3.30m plus reveal (12'3 x 10'10 plus reveal)

Principal double bedroom. UPVC double glazed window overlooks the front aspect with a side opening light. Single panel radiator. Fitted double and single wardrobe with an adjoining bedside drawer unit. Archway leads to an additional dressing area 3'6 x 3'3 with a second UPVC double glazed window to the front elevation. Television aerial point.

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## BEDROOM TWO

2.77m x 2.18m (9'1 x 7'2)

Second good sized bedroom. UPVC double glazed window to the rear elevation. Side opening light. Single panel radiator. Fitted double and single wardrobes.



## BATHROOM/WC

2.08m x 1.65m (6'10 x 5'5)

UPVC obscure double glazed high level opening window with a tiled display sill. Three piece suite in 'Whisper Grey' Twyford suite comprises:

Panelled bath with a centre mixer tap and a Mira Sport electric overbath shower with glazed screen. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled floor. Single panel radiator. Overhead light and extractor fan.



## OUTSIDE

To the front of the property is an asphalted driveway providing an off road parking space. External gas and electric meters. Stone flagged pathway and a stone chipped front shrub border. Wall mounted coach light adjacent to the front door.

To the immediate rear is a delightful enclosed garden with a cottage feel. A raised stone flagged patio adjoins the rear of the house with external lighting. Step leads down to the rear lawn with a matching flagged pathway and mature shrub borders with inset conifers. Rear part glazed timber store. Timber gate leads to a rear service pathway.



## CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Baxi boiler in the Kitchen serving panel radiators and domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been double glazed and were replaced in 2024. This includes the French doors in the Dining Kitchen.

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band B

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## NOTE

The property is currently tenanted for a rent of £700pcm. The current tenant has been in the property for the last 10 years and if a new buyer came along who was an Investor/Landlord the tenant would love to remain at the property if that was a possibility.

## LOCATION

A two bedroomed mid mews property situated on a sought after established development known as 'The Hawthorns' in the heart of Freckleton just off Lower Lane. Being within a pleasant stroll into the centre of the Village with its shopping facilities and amenities. An internal viewing is recommended to appreciate the accommodation this property has to offer which is ideal for First Time Buyers or Investors. Freckleton Village is situated within close driving distance to Lytham St Annes and being close to Preston and Kirkham with direct transport services from the Village. BAE Systems at Warton is also within a couple of minutes drive away.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

## Digital Markets, Competition and Consumers Act 2022

John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared August 2025

### 10, Ferndale Close, Freckleton, PR4 1TQ



Total Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 89        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 69                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



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