

4 Bedroom Terraced Family Home

Situated Near The Village Of Freckleton

A programme of Renovation

Large Extension and Loft Conversion

New Kitchen with Integrated Appliances

4 Double Bedrooms and Two Bathrooms

Off Road Parking

Viewing Recommended



Tempo are delighted to bring to the market this 4 bedroom family terraced home. The property has undergone a programme of Renovation and benefits from a large rear extension and loft conversion and is located near to the popular village of Freckleton. The Accommodation briefly comprises: Porch, Entrance Hall, Lounge, Ground Floor Double Bedroom and New Shower Room, Dining Room and New Fitted Kitchen. To the first floor there are Two further Double Bedrooms, Bathroom and Separate WC. To the Second Floor, a fabulous and spacious Master Bedroom, to which is fully fitted. UPVC double glazing and gas central heating throughout. Front Paved parking spaces and a good sized rear Landscaped Garden not overlooked. Internal Viewing is Recommended to fully appreciate!

**For an appointment to view call 01772 633399 or email  
[info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)**





### **Porch**

UPVC double glazed entrance porch with exterior door and wrap around windows. Ceiling light, tiled floor and radiator.

### **Entrance Hall**

UPVC glazed inner door opens into entrance hall. Stairs to first floor with storage under, ceiling light and radiator. Doors to:

### **Lounge** 19' 7" x 10' 10" (5.96m x 3.30m)

Spacious Lounge with UPVC double glazed window to the front. Fitted fire surround with marble back and hearth and incorporating fitted flame gas fire. Coved ceiling, ceiling and wall lights, TV point and 2 x radiators. Opening to:

### **Inner Hall**

LED ceiling downlighters and doors to:

### **Ground Floor Bedroom Four** 12' 7" x 8' 5" (3.83m x 2.56m)

UPVC double glazed window to the rear. LED ceiling downlighters and radiator.

### **Ground Floor Shower Room**

Newly installed shower room housing three piece suite in white comprising: Quadrant shower enclosure with electric shower controls, riser rail and shower attachment. Integral vanity unit wash basin with mixer tap and concealed low push button flush WC. Skylight ceiling window, ceramic tiled splashbacks and floor, LED ceiling downlighters, extractor fan and heated towel ladder.

### **Dining Room** 12' 1" x 7' 5" (3.68m x 2.26m)

Internal window to the rear allowing natural light, laminate flooring, automatic ceiling light and opening to:

### **Kitchen** 18' 5" x 6' 10" (5.61m x 2.08m)

Fabulous recently installed fitted kitchen with UPVC double glazed ceiling lantern and French doors allowing plenty of natural light. Further UPVC exterior door to the side. Fitted kitchen in Galley design with a good range of wall and base units in white and contrasting laminated work surfaces. Inset resin sink and drainer with tall mixer tap / vegetable spray. Integrated appliances include - Halogen hob, built in electric oven and illuminated cooker hood, tall fridge freezer, automatic dishwasher and under counter automatic washing machine. Ceramic tiled splashbacks, LED ceiling downlighters, laminate flooring and contemporary vertical radiator.

### **First Floor Landing**

Aforementioned stairs to ground floor, door opening to a turned spindled staircase to the second floor, ceiling light and further doors to:

### **Bedroom Two** 9' 6" x 14' 7" (2.89m x 4.44m)

UPVC double glazed window to the front. Built in wardrobe, corniced ceiling, rose and light and radiator.

### **Bedroom Three** 9' 10" x 11' 2" (2.99m x 3.40m)

UPVC double glazed window to the rear, corniced ceiling, rose and light and radiator.

### **Bathroom**

UPVC frosted double glazed window to the rear. Fitted Two piece suite in white comprising: Panelled bath with taps, electric shower controls, riser rail and shower attachment. Vanity unit wash basin with taps, ceiling light, fully ceramic tiled walls and vinyl flooring, loft access hatch and radiator. Built in cupboard housing condensing combi boiler.

### **Separate WC**

UPVC double glazed frosted window to the rear. Low level push button WC flush, ceiling light, built in storage cupboard, fully ceramic tiled walls and vinyl floor.

### **Second Floor**

Aforementioned turned spindled staircase to the first floor.



**Bedroom One** 21' 0" x 11' 2" (6.40m x 3.40m)

Two UPVC double glazed windows to the rear. A good range of fitted bedroom furniture including wardrobes, drawer units and knee hole dressing table. Ceiling light and radiator.

**Exterior**

Paved garden to the front providing off road parking. Side passageway giving access to a good sized rear garden not overlooked. Paved patio, laid to lawn and established flower and shrub borders. External lighting and garden tap. Timber shed and greenhouse and separate UPVC double glazed conservatory style outhouse.

**Council Tax Band** = A

**Tenure**

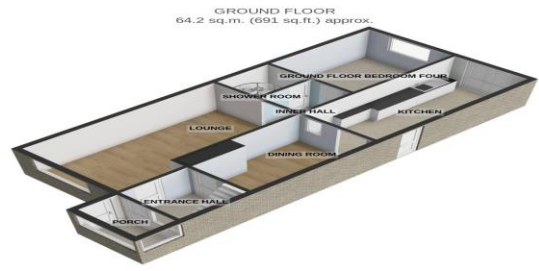
We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

**Notice**

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



# FLOORPLANS

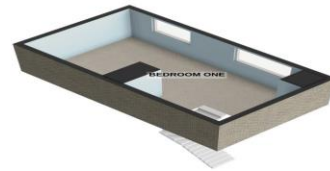


GROUND FLOOR  
64.2 sq.m. (691 sq.ft.) approx.

FIRST FLOOR  
38.4 sq.m. (414 sq.ft.) approx.



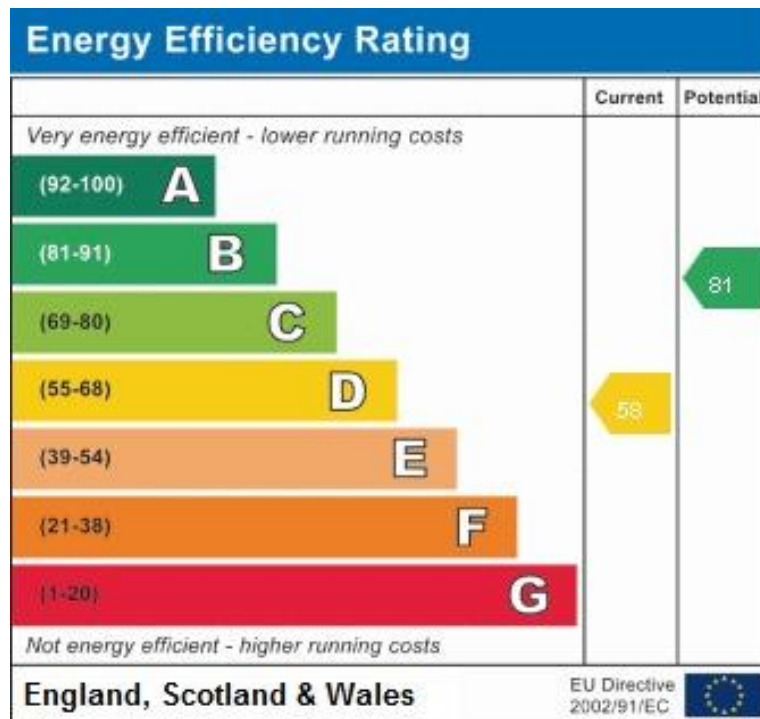
SECOND FLOOR  
21.8 sq.m. (234 sq.ft.) approx.



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 not be used for any production purposes. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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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.  
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# EPC Chart



Address:  
Green Walk

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## **Arrange A Property Valuation**

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