

Three Bedroom Semi Detached  
True Bungalow

Situated in a Quiet Residential  
Area of Freckleton

Three Double Bedrooms

Large Lounge and Separate  
Kitchen

Conservatory

Driveway and Garage

Front & Rear Landscaped  
Gardens

EPC = D



Three Bedroom Semi Detached True Bungalow situated in a quiet residential area in Freckleton within walking distance of local schools and amenities. In brief, the accommodation comprises: Entrance Porch, Lounge, Kitchen, Conservatory, Three Double Bedrooms and Shower Room WC. Driveway and detached single garage. Gardens to the front and rear. UPVC double glazing and central heating throughout. CHAIN FREE. EPC = D.

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





## ACCOMMODATION

### **Lounge** 16' 5" x 12' 3" (5.00m x 3.73m)

To the front of the property, an entrance porch leads into the spacious and large living room. UPVC double glazed window to the front. Wall mounted flame style gas fire, Coved ceiling and rose, ceiling and wall lights and radiator.

### **Inner Hall**

Loft access hatch, laminate flooring, ceiling light and radiator. Doors to:

### **Kitchen** 7' 11" x 9' 10" (2.41m x 2.99m)

UPVC double glazed window to the rear. Newly installed fitted kitchen with wall and base units in grey with galaxy laminate worksurfaces. Stainless steel sink and drainer with tall mixer tap, inset gas hob with chimney style illuminated cooker hood and built in eye level electric oven. Integrated refrigerator and plumbing for automatic washing machine and dishwasher. Ceramic tiled splashbacks, laminate floor, ceiling light and radiator. Exterior door leads to:

### **Conservatory** 7' 9" x 13' 6" (2.36m x 4.11m)

Brick built base and UPVC double glazed construction with sliding patio doors to the garden. Wall light tiled floor and radiator.

### **Bedroom One** 12' 1" x 12' 3" (3.68m x 3.73m)

UPVC double glazed window to the rear. Built in wardrobe and airing cupboard housing central heating boiler. Ceiling light and radiator.

### **Bedroom Two** 11' 10" x 9' 11" (3.60m x 3.02m)

UPVC double glazed window to the side. Ceiling light and radiator.

### **Bedroom Three / Dining Room** 10' 0" x 9' 11" (3.05m x 3.02m)

Currently used as a separate dining room. UPVC double glazed window to the front. Ceiling light and radiator.

## **Shower Room / WC**

UPVC double glazed frosted window to the side. Fitted three piece suite comprising: Step in corner shower enclosure with electric shower controls, riser rail and shower attachment, vanity unit wash basin with mixer tap and low level push button flush WC. Fully tiled walls and tile effect laminate floor, inset ceiling downlighters and heated towel ladder.

## **Exterior**

Well established landscaped gardens to front and rear with paved patio and paths. Detached garage with up and over door, side window and personal access door. Driveway to the side providing ample off road parking.

## **Council Tax Band = C**

## **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



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. Made with Metropix ©2024

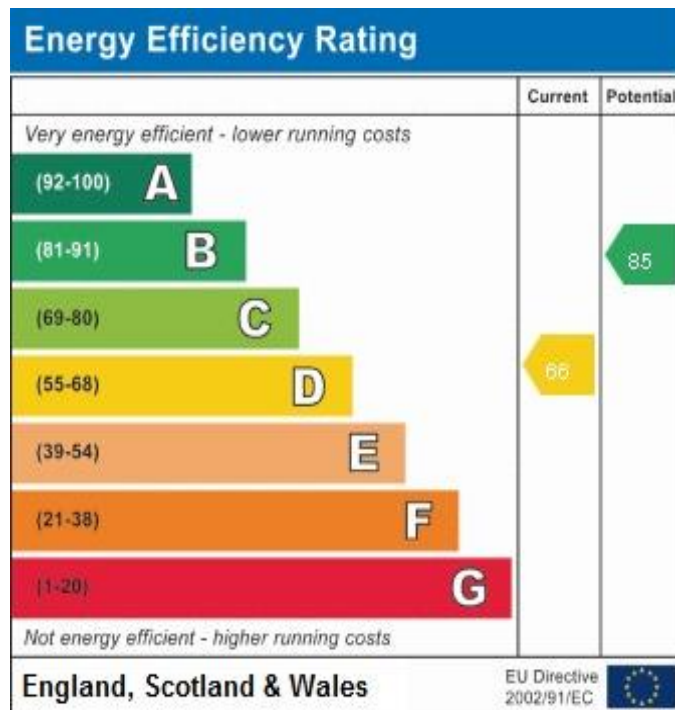
GROUND FLOOR  
82.6 sq.m. (890 sq.ft.) approx.



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

## EPC Chart



Address:  
Derwent Drive

## **Terms & Conditions**

It is a legal requirement that all residential properties and many commercial properties have an Energy Performance Certificate (EPC) before they can be presented for sale or to let.

Misrepresentation Act 1967:- tempoestates.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

## **Arrange A Viewing**

If you are interested in viewing a property through tempoestates.co.uk please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)

## **Financial Advice/Conveyancing**

tempoestates.co.uk have links to a range of financial products and services including independent mortgage advice and conveyancing.

Please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)

Thank you for visiting the tempoestates.co.uk website.

## **Arrange A Property Valuation**

If you are thinking of selling or letting your property tempoestates.co.uk will be more than happy to provide you with a free valuation without obligation, to arrange a valuation please call our team on 01772 633399 or email [info@tempoestates.co.uk](mailto:info@tempoestates.co.uk)