

Three Bedroom Semi Detached Home

Quiet Cul-De-Sac Location

Walking Distance To Freckleton Village

Conservatory

Gardens Front & Rear, Driveway & Garage

Gas Central Heating & UPVC Double Glazing Throughout

EPC = C

**NO CHAIN DELAY!!!**



Three Bedroom Semi Detached Home situated in a quiet cul de sac within walking distance of Freckleton Village. In brief, the accommodation comprises: Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen and Conservatory. To the First Floor, Three Bedrooms and Bathroom / WC. Driveway and detached single garage. Gardens to the front and rear. EPC= C. UPVC double glazing and central heating throughout. CHAIN FREE!!!

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





### Entrance Porch

UPVC glazed front door opens into a good sized entrance porch with wrap around UPVC double glazed windows and brick built base. Tiled flooring and double French doors open to:

### Entrance Hall

UPVC double glazed frosted window to the side. Spindled stairs to first floor, ceiling light and radiator. Built in storage cupboard under stairs housing the central heating boiler. Doors to:

### Lounge 16' 5" x 11' 5" (5.00m x 3.48m)

UPVC double glazed window to the front. Fitted fire surround and hearth incorporating living flame gas fire, coved ceiling ceiling light and wall lights, TV point and radiator.

### Dining Room 8' 2" x 9' 1" (2.49m x 2.77m)

Sliding patio doors to the rear leading to the conservatory and opening to the kitchen. Coved ceiling and light, laminate floor and radiator.

### Kitchen

Double glazed window to the rear. Fitted kitchen with wall and base units with contrasting laminate worksurfaces. Stainless steel 1.5 bowl sink and drainer with mixer tap, inset gas hob with cooker hood and built in electric oven under counter. Plumbing for automatic washing machine, ceramic tiled splashbacks and floor, coved ceiling and spot lights.

### Conservatory 11' 3" x 8' 9" (3.43m x 2.66m)

Brick built base and wrap around UPVC double glazed construction with French doors to the rear garden. Wood flooring, power and lighting and radiator.

### First Floor Landing

UPVC double glazed frosted window to the side. Aforementioned stairs down to the ground floor with spindled balustrade. Loft access hatch with pull down ladder, coved ceiling and light. Doors to the following rooms:

### Bedroom 1 12' 8" x 10' 6" (3.86m x 3.20m)

UPVC double glazed window to front, inset ceiling down lighters and floor uplighters with dimmer switch. TV point, coved ceiling and radiator.

### Bedroom 2 12' 4" x 9' 10" (3.76m x 2.99m)

UPVC double glazed window to the rear, coved ceiling inset ceiling downlighters and radiator.

### Bedroom 3 7' 2" x 7' 0" (2.18m x 2.13m)

UPVC double glazed window to front, ceiling light and radiator.

### Bathroom

UPVC double glazed frosted windows to the rear and side. Fitted four piece suite comprising: bath with mixer tap and hand held shower attachment, set in tiled surround. Step in corner shower enclosure with mixer shower controls, riser rail and shower attachment and acrylic panelled splashbacks, pedestal wash basin with mixer tap and low level push button flush WC. Fully tiled walls and floor, inset ceiling downlighters, built in storage cupboard and heated towel ladder.

### Exterior

Well established landscaped garden to front with a good mix of trees, plants and shrubs with laid to lawn. Paved driveway to the side, leading to a detached garage with up and over door, frosted side window and personal access door. A private garden to the rear with lawned area, paved patio and raised flower beds. Exterior security lighting and water tap.





**Council Tax Band = C**

**Tenure**

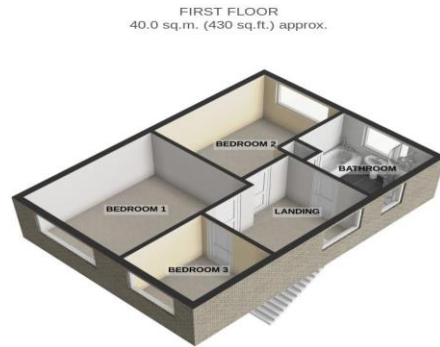
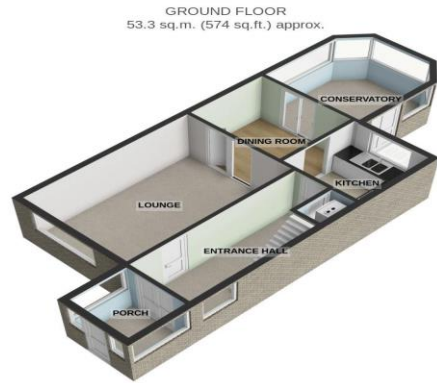
We have been advised by the vendor that this property is Freehold, this information should always be checked by a solicitor prior to purchase.

**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.



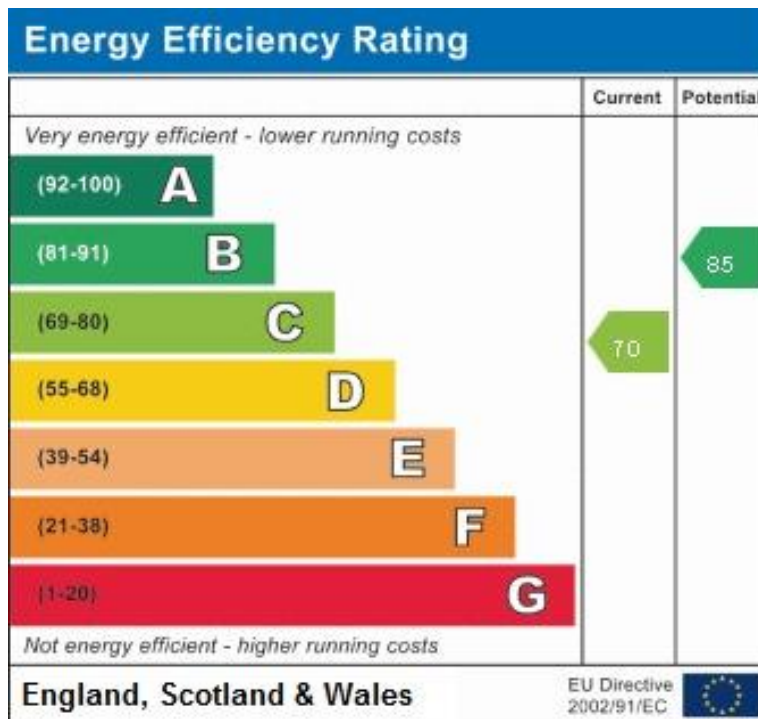
# FLOORPLANS



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, ceilings, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, content and quality of the information has not been reviewed and no guarantee as to their availability or efficiency can be given. Made with Metropix ©2024.

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:  
Kirby Drive

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