

Two Bedroom Semi-Detached
True Bungalow

Beautifully Presented Extended
Property

Superb Open Plan Living Dining
Kitchen

Corner Plot with Large Wrap
Around Garden

Detached Double Garage With
Car Port

New Kitchen and Recently
Decorated

EPC = D

**VIEWING HIGHLY
RECOMMENDED!!!**



Beautifully Presented, Extended and Spacious Two Bedroom Semi-Detached True Bungalow. The Property is Situated in Freckleton Village close to local amenities, schools and commuter routes. In brief, the accommodation comprises: L Shaped Entrance Hall, Two Double Bedrooms and a Family Bathroom. To the Rear, can be found a Superb Open Plan Living Dining Kitchen, with New French Doors and Kitchen Units and Appliances and Feature Bespoke made Media Unit to the full wall within the Lounge Area. Large Corner Plot with manicured gardens to Three Sides and Detached Double Garage with attached Car Port to the rear of the property. UPVC double glazing and central heating throughout. EPC = D. **VIEWING HIGHLY RECOMMENDED!!!**

**For an appointment to view call 01772 633399 or email
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Entrance Hall

Side entrance with UPVC glazed door, opens into a well proportioned L shaped Hall. Loft access hatch, fitted meter cupboards, ceiling spotlights, radiator and newly installed continuous laminate flooring. Doors to the following rooms:

Bedroom 1 13' 9" x 12' 2" (4.19m x 3.71m)

Large double bedroom with built-in wardrobes to alcoves providing ample storage space. Bay UPVC window to front elevation, TV point, coved ceiling and light and radiator.

Bedroom 2 9' 6" x 8' 8" (2.89m x 2.64m)

Further second double bedroom. UPVC double glazed window to front elevation, coved ceiling and light, wood flooring and radiator.

Bathroom 7' 8" x 5' 6" (2.34m x 1.68m)

Fitted three piece suite comprising: P-shaped panel bath with centre mixer tap, glass screen, mixer shower controls with riser rail and shower attachment, low level push button flush WC and handwash basin over vanity unit with mixer tap. Ceramic tiled walls, vinyl flooring, panelled ceiling with inset LED downlighters, radiator and two frosted UPVC windows to the side of the property.

Open Plan Living Dining Kitchen 19' 4" x 20' 10" (5.89m x 6.35m)

Lounge Area 13' 0" x 12' 0" (3.96m x 3.65m)

Open Plan to the kitchen / dining area. Bespoke made media unit to the full wall with ample storage and shelving with concealed power and media points. Ceiling and wall lights, new laminate flooring and radiator.

Kitchen / Dining Area

Superb open plan extended L shaped Kitchen / Dining area with newly installed UPVC French doors with full length attached window panes to the rear. Two further windows to the side allow plenty of natural light. Fantastic new kitchen with a good range of fitted wall and base units in dove grey with LED downlighters under wall cupboards. Solid oak worksurfaces incorporate a ceramic Belfast sink unit with tall mixer tap and attached vegetable spray. Integrated appliances include: Inset gas hob with illuminated cooker hood and under counter electric double oven, automatic dishwasher, washer dryer and tall fridge freezer. Continuous new laminate flooring matching the Hall and Lounge Areas, inset LED ceiling downlighters and radiators to both kitchen and dining areas.

Exterior

This Bungalow sits on a corner plot with large and private wrap around gardens to three sides enclosed by fence and shrubbery. To the front of the property, block paved footpaths, easy maintainable garden and laid to lawn garden to the side with security gate and an area of well presented shrubs and plants. To the rear of the property, a paved patio area which is perfect for outside dining and entertaining, large laid to lawn garden and borders of mature plants and shrubs with rear access gate. Large Detached Double Garage with power and lighting, carport and parking accessible around the rear of the property.



Council Tax Band = C

Tenure

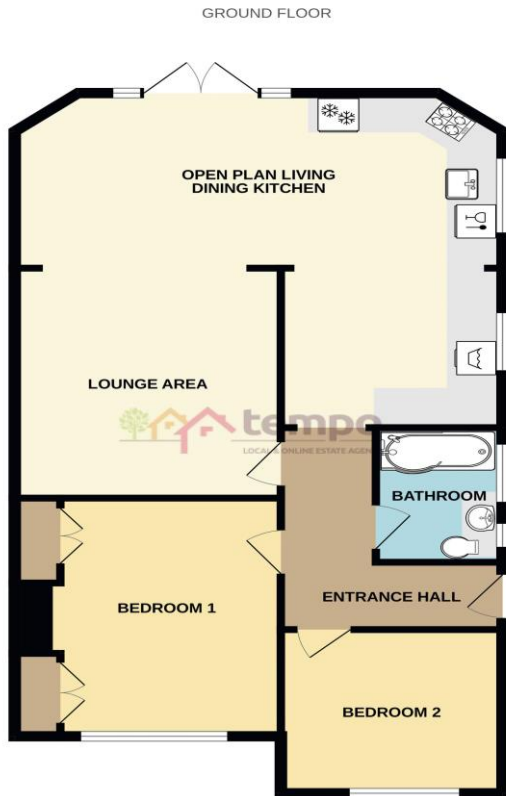
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Notice

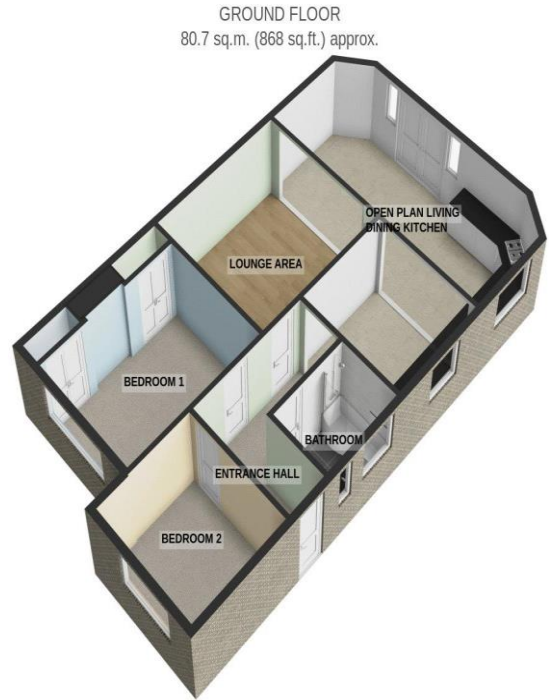
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FLOORPLANS

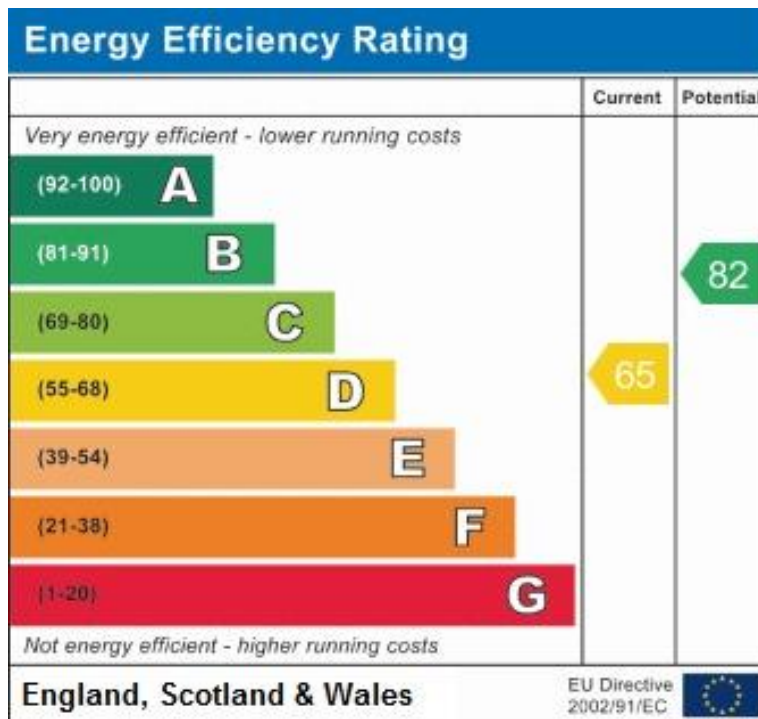


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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2024

EPC Chart



Address:
Rydal Avenue

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