

**Beautifully Presented Three  
Bedroom Detached Family Home**

Situated in Quiet and Highly  
Sought After Area of Freckleton  
village

Close to Local Amenities, Schools  
and Transport Routes

Driveway Leads to Large  
Detached Garage with Power and  
Light Providing Ample Off-Road  
Parking

Laid to Lawn Area to Front and  
Private Garden to Rear

New uPVC Windows

Gas Central Heating Throughout

Chain Free



Tempo are delighted to bring to the market this beautifully presented three bedroom detached family home. Situated in quiet and highly sought after area of Freckleton village, close to local amenities, schools and transport routes. Property briefly comprises: Lounge, Open Plan Diner and Kitchen. To the first floor there is Master Bedroom with Dressing area, Two Further Bedrooms and Family Bathroom. Driveway leads to large detached garage with power and light providing ample off road parking. Laid to lawn area to front of the property and private gardens to the rear. New uPVC windows and gas central heating throughout. Viewing highly recommended to fully appreciate. Chain Free.

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





**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.

#### **Lounge** 14' 9" x 14' 2" (4.49m x 4.31m)

Good sized reception room with uPVC bay window to the front elevation, feature fireplace and spacious under stair storage. Panel radiator, coving, ceiling light and door into the kitchen diner.

#### **Kitchen Diner** 14' 6" x 9' 7" (4.42m x 2.92m)

Fitted Kitchen housing a range of eye and base level units with contrasting worktops and tiled splashback. Four ring gas hob with oven below and extractor above, space for under counter washing machine and freestanding fridge freezer. Large space for dining room table, panel radiators and inset spotlights. Window and patio doors to the rear elevation leading to rear garden.

#### **Landing**

Stairs lead to first floor landing with spindled balustade, uPVC window, ceiling light and panel radiator.

#### **Bedroom 1** 16' 1" x 8' 5" (4.90m x 2.56m)

Spacious double bedroom with useful dressing area, two panel radiators, two ceiling lights and wood effect flooring, uPVC windows to the front and side elevation.

#### **Bedroom 2** 8' 9" x 7' 10" (2.66m x 2.39m)

Window to the rear elevation, panel radiator ceiling light, wood effect flooring and loft access.

#### **Bedroom 3** 8' 0" x 5' 10" (2.44m x 1.78m)

Window to the front elevation, panel radiator ceiling light and wood effect flooring.

#### **Family Bathroom** 6' 5" x 5' 5" (1.95m x 1.65m)

Low flush WC, hand wash basin and pedestal. Panel bath with chrome mixer shower. Part tiled walls, extractor fan, lino flooring, ceiling light and window to the rear elevation.

#### **Exterior**

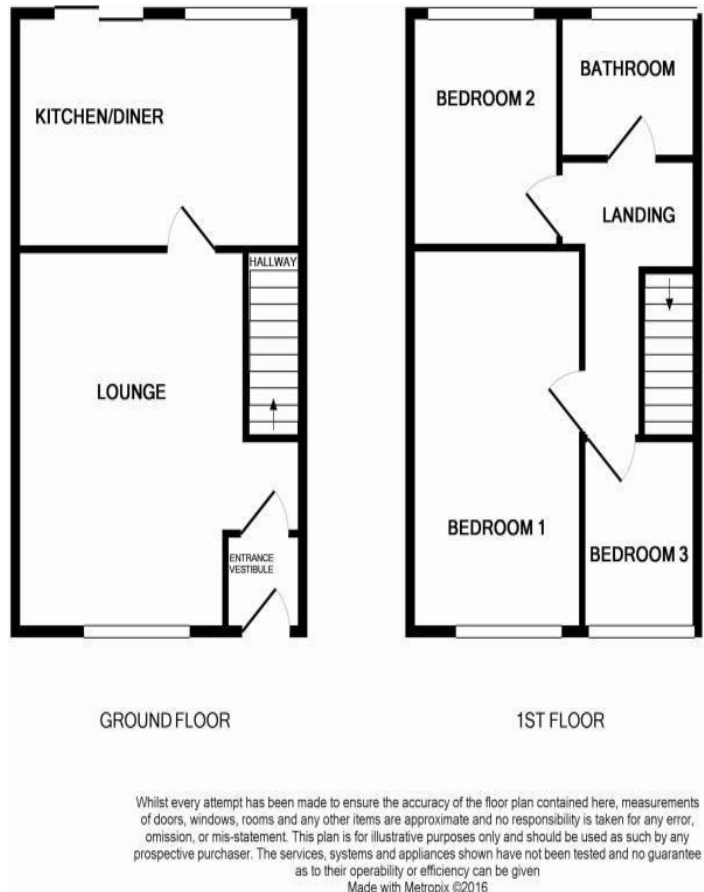
To the front is mainly laid to lawn. Large driveway to the side of the property leading to a detached garage with power and light. To the rear is a private and enclosed rear garden with flower beds, stone chippings and paved pathway. Viewing essential to appreciate what is on offer.



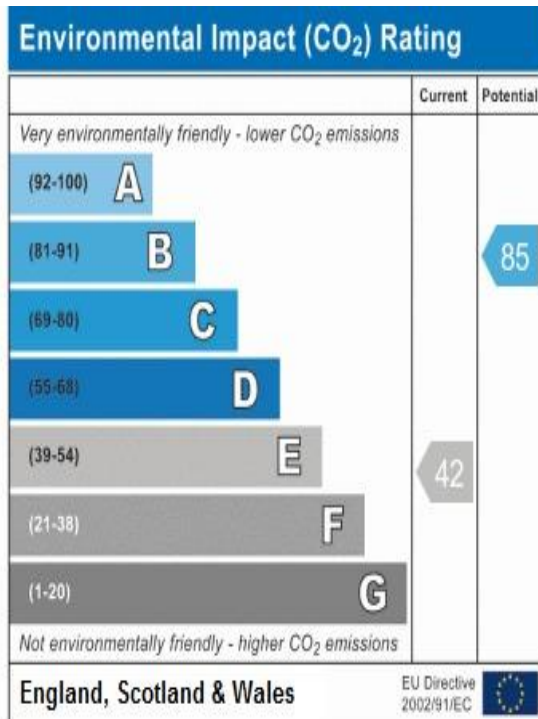
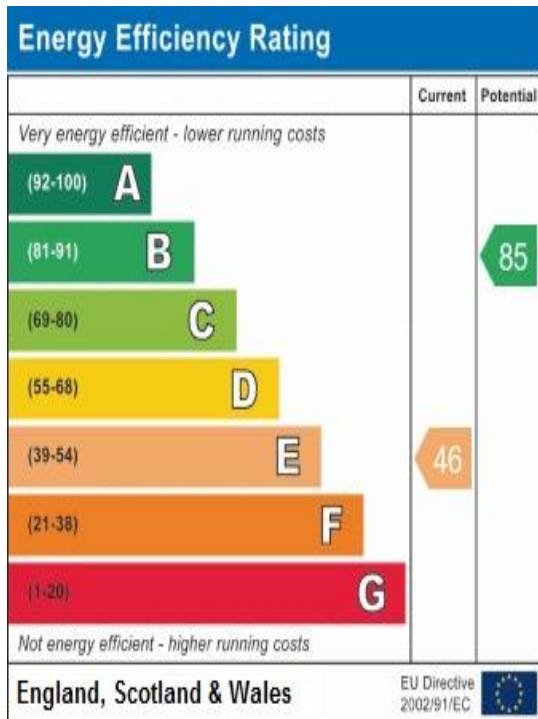




# FLOORPLAN



# EPC Chart



Address:  
Spring Hill

## **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).