

****** IMMACULATE FOUR**
Bedroom Semi-Detached Dormer
Bungalow

SOUGHT-AFTER, SEMI-Rural
Residential Location

BEAUTIFUL Open Views Over the
Local Countryside

Ample Off Road Parking,
Driveway & Garage

Recently Installed Kitchen &
Bathrooms

Good Sized Landscaped Rear
Garden With Grey Sandstone
Paving

Near To Freckleton Village Centre

EPC = D



Immaculately Presented, Four Bedroom Semi-Detached Dormer Bungalow. The Property is Situated in Freckleton Village close to local amenities, schools, and commuter routes. In brief, the property comprises: Entrance Hall, Lounge with wood burner, Two Ground Floor Double Bedrooms, and Shower Room, Fantastic Newly Installed Fitted Kitchen, and Rear Conservatory. The First Floor includes Two further Double Bedrooms -The Master includes a Dressing room.

A second Family Bathroom completes the living accommodation. Pleasant, landscaped gardens to front and rear, Driveway and Garage provide ample off-road parking. UPVC double glazing and central heating throughout. Semi-Rural Views to the front. EPC = D. VIEWING HIGHLY RECOMMENDED!!! *****NO CHAIN DELAY!

**For an appointment to view call 01772 633399 or email
info@tempoestates.co.uk**





Entrance Hall

Composite glazed front door, opens into the entrance hall with fitted meter cupboard, built in storage cupboard, inset ceiling downlighters, radiator and continuous LVT flooring. Turned spindled staircase to the first floor and doors to the following rooms:

Lounge 15' 5" x 12' 1" (4.70m x 3.68m)

Front facing UPVC double glazed bay window. Cast iron wood burning stove fire recessed to chimney breast, Dimmer ceiling and wall lights to alcoves, LVT flooring and radiator.

Bedroom Three 12' 4" x 10' 0" (3.76m x 3.05m)

UPVC double glazed window to front elevation, ceiling spotlights and radiator.

Bedroom Four 13' 7" x 8' 10" (4.14m x 2.69m)

UPVC double glazed single patio door with attached full-length windows to the rear. Coved ceiling and light, radiator with decorative cover.

Ground Floor Shower Room

Newly installed three-piece suite comprising: Step in shower enclosure with mixer shower controls, riser rail and shower attachment and rain shower. Integral gloss vanity washbasin and counter with mixer tap and concealed low-level push-button flush. Acrylic panelled shower splashbacks and fully tiled walls, inset ceiling down-lighters, LVT flooring, extractor fan, fitted mirror with, cupboard, display shelf, downlighters and heated ladder towel rail.

Kitchen 12' 0" x 9' 5" (3.65m x 2.87m)

UPVC double glazed window to the side. Superb newly installed fitted Kitchen with a good range of fitted wall and base units in contrasting grey with LED strip downlighting under wall cupboards. Complimentary laminate worksurfaces with upturn splashbacks incorporating a Lamona resin sink and drainer with tall mixer tap. Integrated appliances include: Inset induction hob with illuminated chimney cooker hood with smoked glass splashback plate, Lamona eye level electric double oven / grill and separate integral microwave, automatic dishwasher and washing machine and tall fridge freezer. LVT flooring, inset ceiling downlighters and brushed steel sockets and switches. Glazed door to:

Conservatory 9' 0" x 16' 5" (2.74m x 5.00m)

Wrap around UPVC double glazed windows and brick built base construction with French Doors to the rear garden. Tiled flooring and radiator.

First Floor Landing

Aforementioned turned stairs down with spindled balustrade, inset ceiling downlighters and doors to the following rooms:

Bedroom One 9' 1" x 11' 0" (2.77m x 3.35m)

UPVC double glazed window to front. Fitted bedroom furniture, feature ceiling canopy with inset downlighters and radiator. Opening to:

Dressing Room 7' 10" x 7' 5" (2.39m x 2.26m)

UPVC double glazed window to the rear. Fitted open wardrobe displays, feature ceiling canopy with inset downlighters and wall mounted condensing combi boiler.

Bedroom Two 13' 3" x 14' 2" (4.04m x 4.31m)

Two UPVC double glazed windows to the front. L shaped double bedroom. Fitted bedroom furniture, ceiling light with dimmer and radiator.

Bathroom

Family Bathroom with UPVC double glazed obscure window to the rear. Newly installed three-piece suite comprising: Panelled bath with glass shower screen, mixer tap / shower controls, riser rail and shower attachment. Vanity hand washbasin with mixer tap and low level push button WC flush. Fully tiled walls, inset ceiling down-lighters, LVT flooring and extractor fan.

Exterior

Beautiful, landscaped garden to the front, driveway to the side leading to a detached garage to the rear, with up and over door, personal access door and UPVC window to the side and with power and lighting. A good sized private fenced garden to the rear with laid to lawn, raised railway sleeper flower borders with inset lighting, recently laid patio areas in sandstone grey ideal for sitting out and entertaining, exterior, power point and lighting and garden water tap.



Council Tax Band = C

Tenure

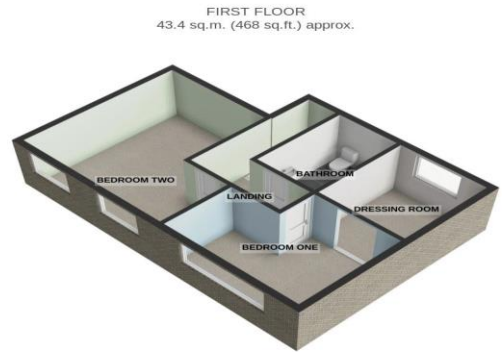
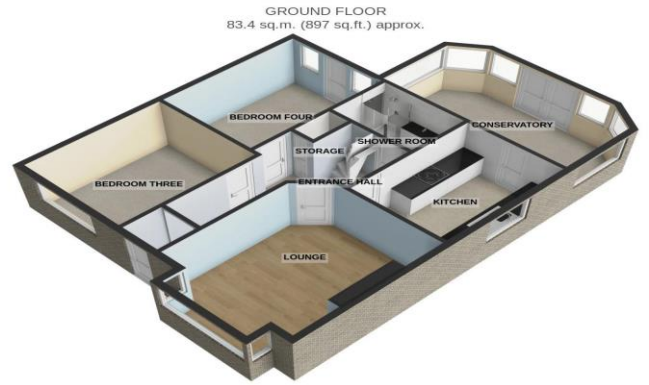
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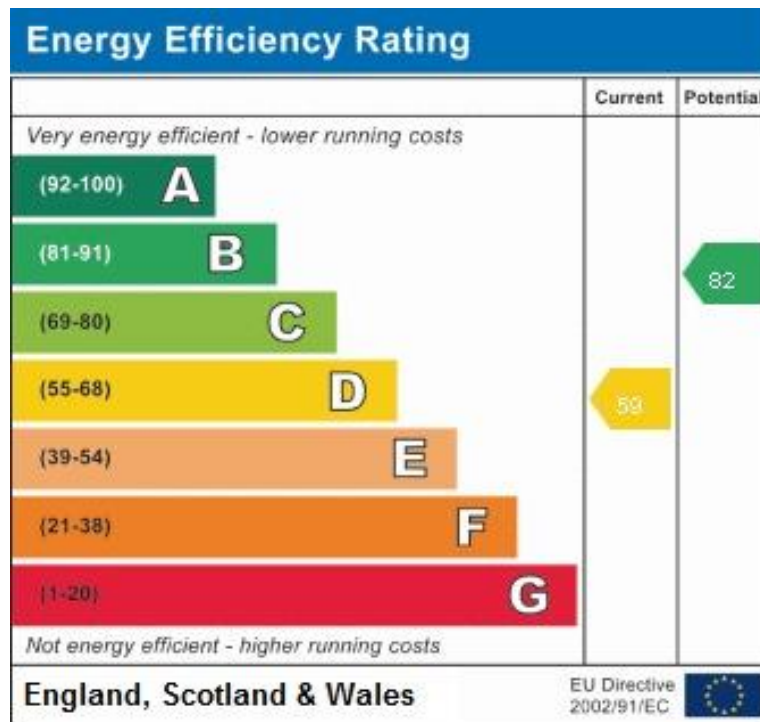
FLOORPLANS



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EPC Chart



Address:
Green 111111

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