

Three Bedroom End Terraced Family Home

Set in Desirable Location of Freckleton

Close to Local Amenities and Transport Links

Two Reception Rooms

Offered With No Chain!!

Attached Garage and Courtyard to Rear & Additional Off Road Parking to the side

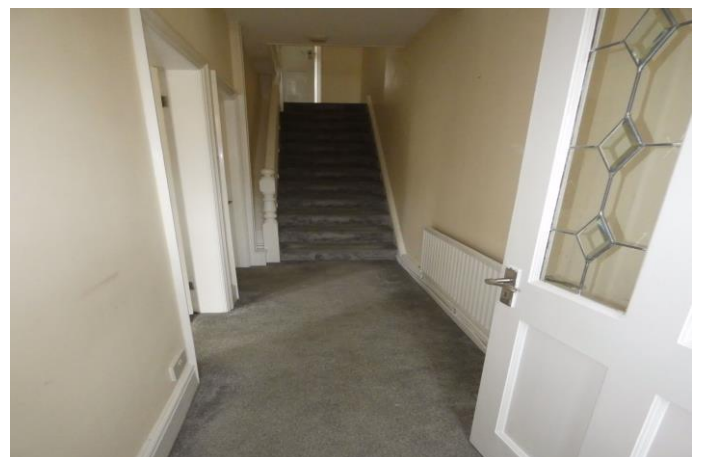
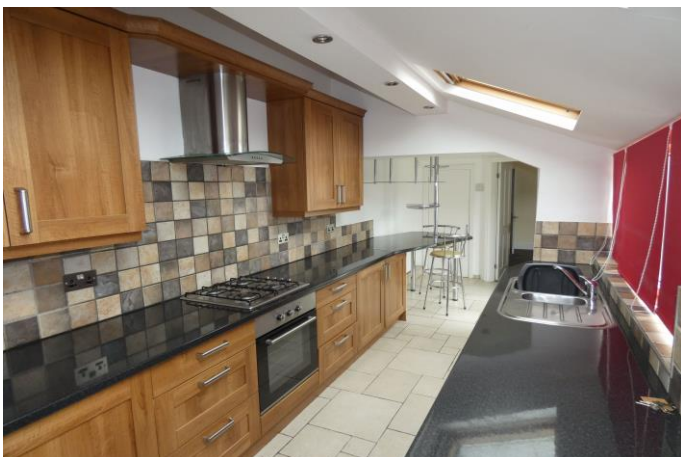
New Roof, Boiler & Gas Hob

Gas Central Heating, Double Glazing Throughout & Security Alarm



Tempo are pleased to bring to the market this three bedroom end terrace family home situated in desirable location of Freckleton and within walking distance to local shops, schools and transport links. Packed with original features including high ceilings and coving, the property briefly comprises; Vestibule, Entrance Hall, Lounge, Dining Room and Kitchen. To the first floor there are three bedrooms and family bathroom. Attached garage and ample off road parking for vehicles to the side of the property. New roof, boiler & Gas hob recently installed. Gas central heating, double glazing throughout and security alarm. No Chain !! EPC = D

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





### Entrance Vestibule

Enter through UPVC double glazed door with glass panel and frosted window panel above. Glazed inner door to:

### Entrance Hall

Coved ceiling and light and radiator. Doors lead to lounge and dining room, stairs lead to first floor.

### Lounge 11' 5" x 13' 4" (3.48m x 4.06m)

Feature living flame coal effect gas fire with marble back panel and hearth and timber surround. Coved ceiling and light and additional wall lights to alcoves, fitted meter cupboard, radiator and UPVC double glazed window to front elevation. Open plan to:

### Dining Room 13' 0" x 13' 4" (3.96m x 4.06m)

UPVC double glazed window to rear. Feature living flame coal effect gas fire with marble back panel and hearth and timber surround, coved ceiling and light and radiator.

### Kitchen 21' 9" x 7' 3" (6.62m x 2.21m)

Galley style kitchen with eye and base level units in wood effect with contrasting worktops, breakfast bar peninsular with seating and strip downlighting under wall cupboards. Built in oven with a recently installed four ring gas hob, there is a chimney cooker hood above and electric oven under. 1.5 bowl stainless steel sink with drainer and mixer tap, integrated under counter fridge and freezer and automatic dishwasher. Inset ceiling downlighters, radiator, ceramic tiled splashbacks and flooring and under stairs storage cupboard with shelves. Two velux windows, UPVC double glazed window to the side and French patio doors leading outside. Door leads to attached garage.

### Landing

Aforementioned stairs down with spindled balustrade, access to fully boarded loft with radiator and velux window. Doors lead to bedrooms and bathroom.

### Bedroom One 12' 2" x 10' 11" (3.71m x 3.32m)

Double bedroom to the front of the property with UPVC double glazed window, radiator, coved ceiling and ceiling light.

### Bedroom Two 12' 2" x 10' 11" (3.71m x 3.32m)

Second double bedroom to rear of the property with UPVC double glazed window to rear, storage cupboard housing a recently installed boiler, radiator and ceiling light.

### Bedroom Three 12' 1" x 5' 11" (3.68m x 1.80m)

Single bedroom to front of property with UPVC double glazed window, ceiling light and radiator.

### Bathroom/ WC

Fitted bathroom housing three-piece suite in white comprising: P shaped bath with mixer tap and fitted glass screen, mixer shower controls, riser rail with shower attachment. Contemporary vanity washbasin with mixer taps and low-level push button flush WC. UPVC double glazed frosted window to rear elevation. Fully ceramic tiled walls and laminate flooring, illuminated mirror and shelf, ceiling light and heated towel ladder.

### Garage 11' 5" x 17' 11" (3.48m x 5.46m)

Attached single garage with power, light and water and up and over door to the side with parking space in front.

### Exterior

Landscaped gardens to the front and side, private and enclosed stone paved courtyard accessed through patio doors with concrete walls to the rear and timber access gate leading to side of property. There is additional off road parking spaces belonging to the property to the side, for two vehicles.



**Council Tax Band = B**

**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

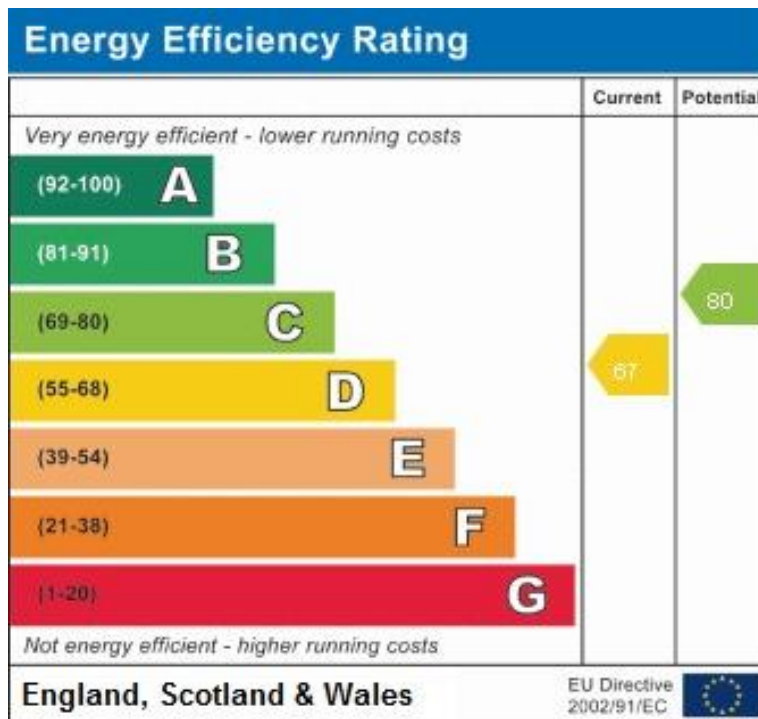


**tempo**  
LOCAL & ONLINE ESTATE AGENTS

While every attempt has been made to ensure the accuracy of the floorplans 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 condition or efficacy 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:  
Clitheroes Ferry

## **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).