



Rydal Avenue, Freckleton, Preston, PR4 1DJ

Asking Price £225,000

- Semi Detached Dormer Bungalow
- Popular Residential Area of Freckleton
- Private and Enclosed Large Rear Garden
- Decorated Throughout And New Carpets
- EPC = C
- Three Double Bedrooms
- Close to Local Amenities
- Driveway AND Detached Garage
- New Bathroom
- Viewing Recommended!!!

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Tempo Estates are DELIGHTED to Bring to the Market this Semi-Detached Three Bedroom Dorma Bungalow. Located in a POPULAR Residential Area of Freckleton Close to Local Amenities. The Property Briefly Comprises- Lounge, Kitchen Diner, Ground Floor Bedroom, Family Bathroom. To the first floor are Two Double Bedrooms. Private and enclosed rear garden, driveway and detached garage providing ample off road parking. EPC = E. NO CHAIN DELAY.



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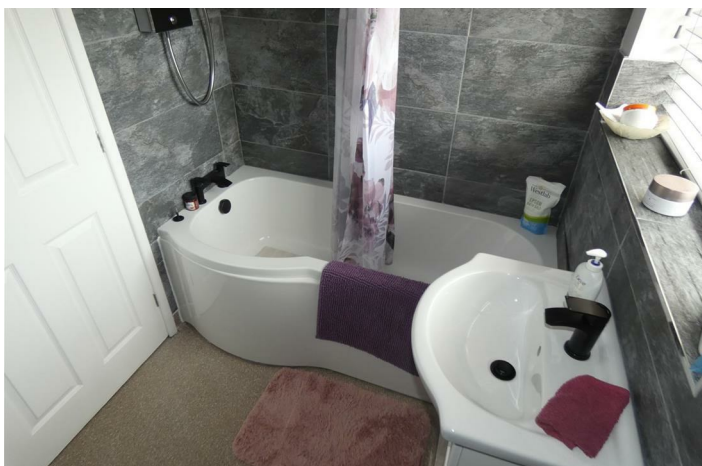
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C

Council Tax Band: C

Tenure: Freehold



Entrance Hall

Side entrance with UPVC glazed door opens into the L shaped hallway with meter cupboard,, radiator, ceiling light, wood effect flooring and loft hatch. Stairs to the first floor and doors to the following rooms:

Lounge

13'5" x 12'2"

Spacious reception room with UPVC double glazed bay window to the front elevation. Cast iron Chesneys wood burner recessed to chimney breast set on slate hearth, coved ceiling and light and radiator.

Family Bathroom

7'5" x 5'6"

UPVC double glazed frosted window to the side. New bathroom suite fitted comprising: P shaped bath with mixer tap, electric shower controls riser rail and shower attachment, low level push button flush WC and inset hand wash basin over vanity unit with mixer tap. Newly 1/2 tiled walls and splashback, vinyl flooring, ceiling lights, extractor fan and ladder style heated towel rail.

Bedroom Three

9'5" x 8'9"

Double Bedroom. UPVC double glazed window to the front elevation, ceiling light and radiator.

Kitchen Diner

21'10" x 9'4"

Modern fitted kitchen housing range of eye and base level units with wood effect worktops and tiled splashback. 1.5 bowl modern sink with drainer and mixer, four ring gas hob with oven below. Integrated tall fridge freezer and under counter auto washing machine, tiled splashbacks and inset LED ceiling downlighters Cupboard housing Baxi condensing combi boiler, wood effect floor, ceiling light and Two UPVC double glazed windows to rear elevation. Spacious dining area with wood effect flooring, radiator, ceiling light and built in under stair storage cupboard. UPVC double glazed door leads to rear garden.

Landing

Aforementioned stairs down, ceiling light and doors to first floor bedrooms.

Bedroom One

11'8" x 9'11"

Double bedroom with large UPVC window to the rear, ceiling light, radiator and eaves access.

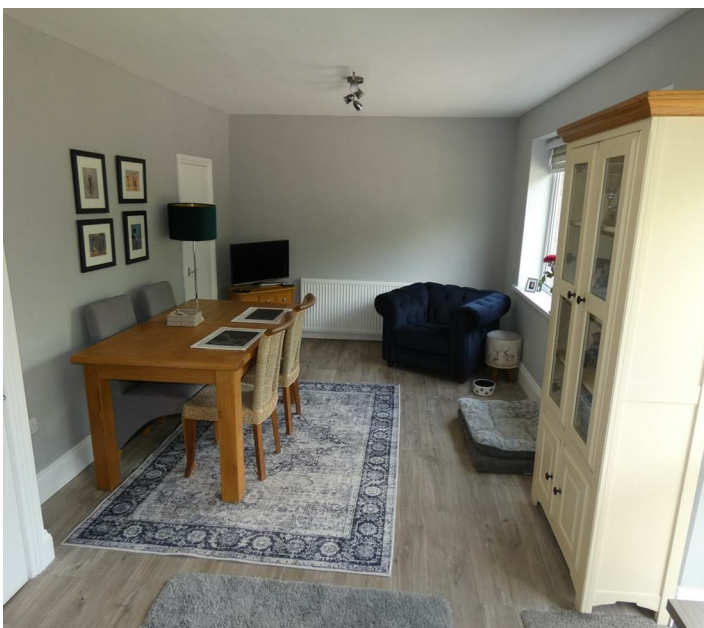
Bedroom Two

11'9" x 9'3" to max

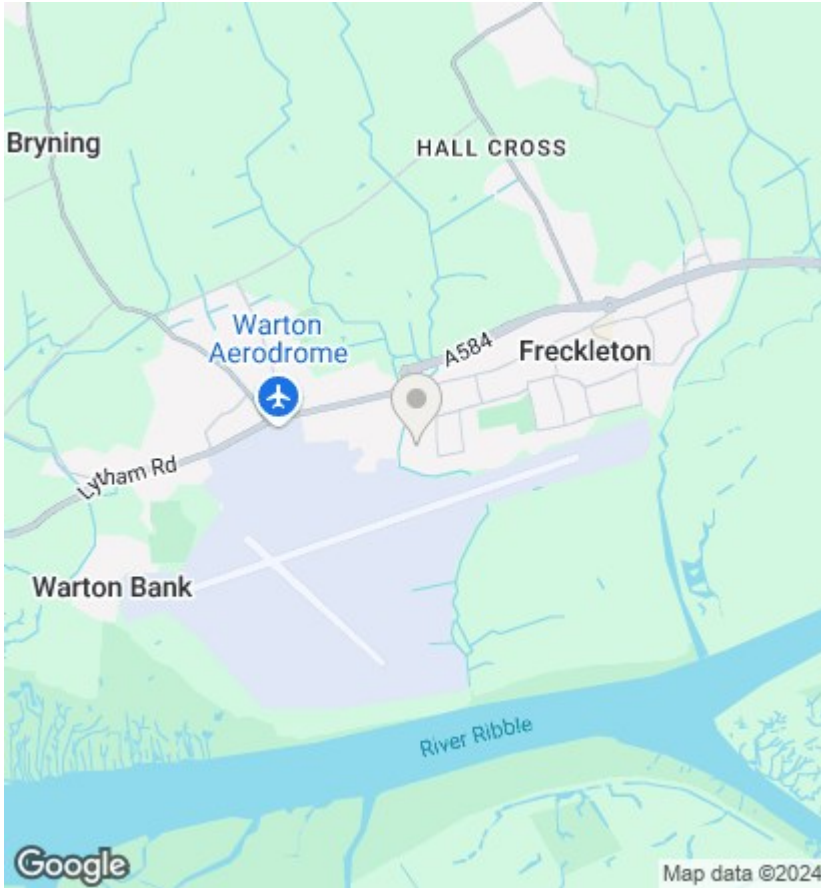
Double bedroom with UPVC double glazed window to the front elevation, radiator, ceiling light and built in storage cupboard.

Exterior

Laid to lawn area to the front of the house with borders of shrubs and plants. Private and enclosed large rear garden with block paved area to the rear with laid to lawn, paved patio with summer house and timber fence surround. Large block paved driveway to the side of the property leads to detached garage providing ample off road parking for several vehicles.







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.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

58.2 sq.m. (627 sq.ft.) approx.



FIRST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



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.

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