



6 Derwent Drive, Freckleton, Preston, Lancashire, PR4 1RT

Offers Over £195,000

- Three Bedroom Semi Detached True Bungalow
- Three Double Bedrooms
- Conservatory
- Front & Rear Landscaped Gardens
- NO CHAIN DELAY!
- Situated in a Quiet Residential Area of Freckleton
- Large Lounge and Separate Kitchen
- Driveway and Garage
- EPC = D

6 Derwent Drive, Preston PR4 1RT

Three Bedroom Semi Detached True Bungalow situated in a quiet residential area in Freckleton within walking distance of local schools and amenities. In brief, the accommodation comprises: Entrance Porch, Lounge, Kitchen, Conservatory, Three Double Bedrooms and Shower Room WC. Driveway and detached single garage. Gardens to the front and rear. UPVC double glazing and central heating throughout. CHAIN FREE. EPC = D.



Council Tax Band: C

Tenure: Freehold



Lounge

16'5" x 12'3"

To the front of the property, an entrance porch leads into the spacious and large living room. UPVC double glazed window to the front. Wall mounted flame style gas fire, Coved ceiling and rose, ceiling and wall lights and radiator.

Inner Hall

Loft access hatch, laminate flooring, ceiling light and radiator. Doors to:

Kitchen

7'11" x 9'10"

UPVC double glazed window to the rear. Newly installed fitted kitchen with wall and base units in grey with galaxy laminate worksurfaces. Stainless steel sink and drainer with tall mixer tap, inset gas hob with chimney style illuminated cooker hood and built in eye level electric oven. Integrated refrigerator and plumbing for automatic washing machine and dishwasher. Ceramic tiled splashbacks, laminate floor, ceiling light and radiator. Exterior door leads to:

Conservatory

7'9" x 13'6"

Brick built base and UPVC double glazed construction with sliding patio doors to the garden. Wall light tiled floor and radiator.

Bedroom One

12'1" x 12'3"

UPVC double glazed window to the rear. Built in wardrobe and airing cupboard housing central heating boiler. Ceiling light and radiator.

Bedroom Two

11'10" x 9'11"

UPVC double glazed window to the side. Ceiling light and radiator.

Bedroom Three / Dining Room

10'0" x 9'11"

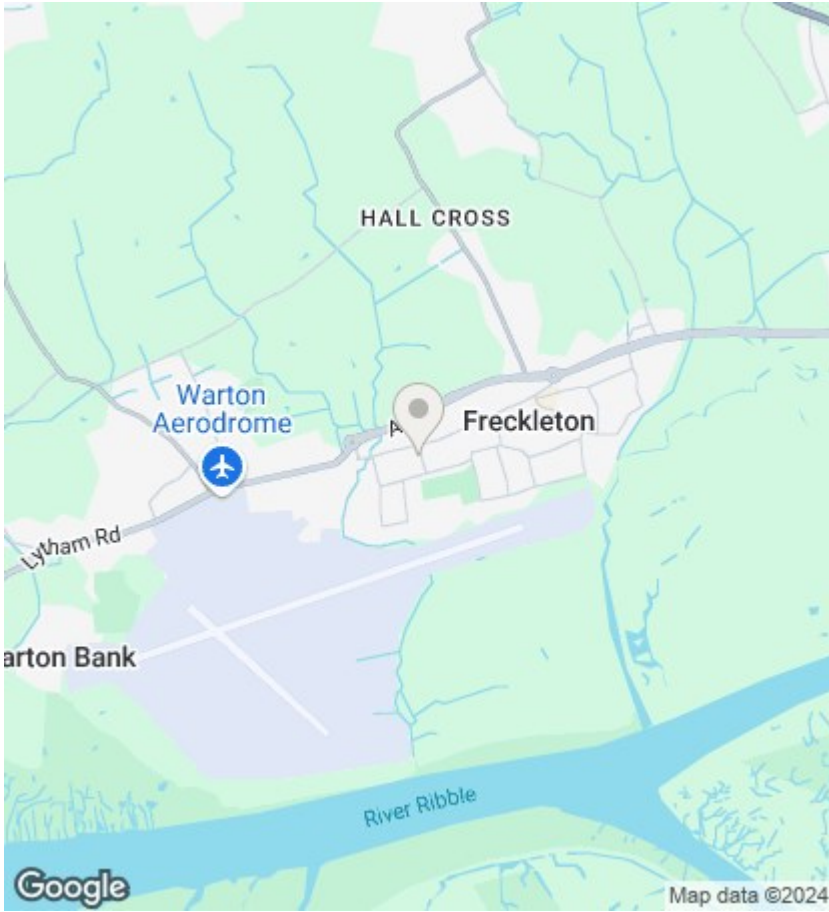
Currently used as a separate dining room. UPVC double glazed window to the front. Ceiling light and radiator.

Shower Room / WC

UPVC double glazed frosted window to the side. Fitted three piece suite comprising: Step in corner shower enclosure with electric shower controls, riser rail and shower attachment, vanity unit wash basin with mixer tap and low level push button flush WC. Fully tiled walls and tile effect laminate floor, inset ceiling downlighters and heated towel ladder.

Exterior

Well established landscaped gardens to front and rear with paved patio and paths. Detached garage with up and over door, side window and personal access door. Driveway to the side providing ample off road parking.



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:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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