



## Delany Drive, Freckleton, Preston, PR4 1SJ

Asking Price £235,000

- Three Bedroom Detached True Bungalow
- Two Further Loft Rooms with potential to Develop
- Detached Brick Garage and Driveway
- NO Chain Delay
- Large Corner Plot
- Gardens to Three Sides
- Popular Area Of Freckleton



# Delany Drive, Preston PR4 1SJ

An opportunity to purchase this 3 Bedroom Detached True Bungalow occupying a large Corner Plot. Located in a POPULAR Residential Area of Freckleton, Close to Local Amenities. The Property Briefly Comprises- Entrance Hall, Lounge and Dining Area, Kitchen, Three Ground Floor Bedrooms and Shower Room. WC There are Two further Loft Rooms with potential to Develop. Gardens to Three Sides, driveway and detached Garage providing ample off road parking. NO CHAIN DELAY.



Council Tax Band: D

Tenure: Freehold



### **Entrance Hall**

UPVC glazed door opens into the Entrance Porch. Inner door leads to the L shaped Entrance Hall. Loft Hatch with pull down ladder to the additional Loft Rooms. Meter cupboard and radiator. Doors to the following Ground Floor Rooms:

### **Lounge and Dining Area**

22'2" x 13'3"

Large room with UPVC double glazed bay window to the front and additional windows to the side. Tiled fireplace with inset living flame gas fire. Ceiling and wall lights. TV aerial point and two radiators.

### **Kitchen**

9'1" x 9'8"

UPVC double glazed window and exterior door to the side. Fitted wall and base units, work-surfaces, 1.5 bowl stainless steel sink and drainer with mixer tap, inset gas hob and integrated double electric oven, plumbing for automatic washing machine, tiled splashbacks, laminate flooring and recessed ceiling downlighters. Extractor fan and radiator.

### **Bedroom One**

10'2" x 10'6"

UPVC double glazed window to the rear. Ceiling and wall lights and radiator.

### **Bedroom Two**

10'1" x 12'5"

UPVC double glazed window to the rear. Built in storage cupboard housing hot water cylinder. Wall mounted gas central heating boiler. Ceiling light and radiator.

### **Bedroom Three**

10'0" x 9'8"

UPVC double glazed bay window to the front. Ceiling light and radiator.

### **Shower Room**

UPVC double glazed obscure window to the side. Three piece suite comprising of :- Quadrant shower enclosure with wall mounted mixer shower controls and riser rail with shower attachment. Vanity washbasin with mixer tap and low level WC flush. Fully tiled walls, vinyl flooring, ceiling light and ladder style heated towel rail.

### **Loft Rooms**

Accessed by pull down ladder. Two good sized rooms in the loft space with potential to further develop. UPVC double glazed window to the rear of one of the rooms and door to the further room at the front. Carpeted with power and lighting.

### **Exterior**

Large corner plot with gardens to three sides. Laid to lawn, established trees and shrubs, flower beds, paved paths to the perimeter, timber garden shed and exterior water tap.

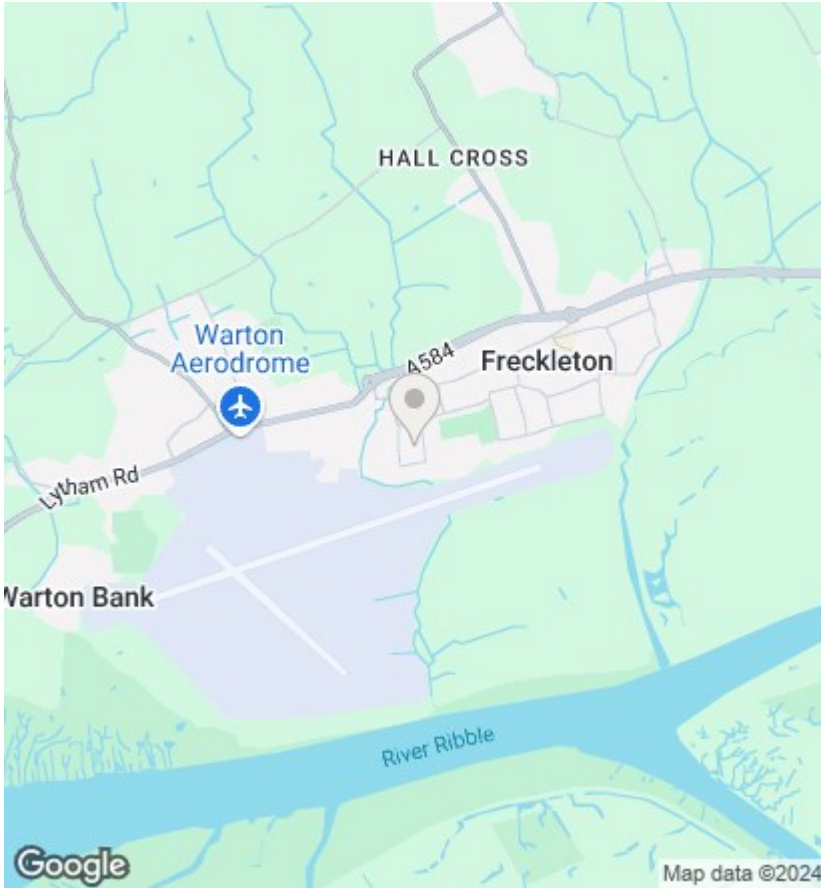
Brick built garage to the rear of the property with up and over door. Good sized driveway providing ample off road parking.











## 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:

F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			67
(55-68) <b>D</b>			
(39-54) <b>E</b>	35		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/2023

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