



School Lane, Freckleton PR4 1PJ

Asking Price £159,950

- Well Presented Two / Three Bedroom Terraced Home
- Close to Local Amenities and Schools
- Loft Storage room
- UPVC double glazing and gas central heating throughout
- EPC = D
- Set in the Heart of Freckleton
- Extended to Rear / Bedroom Three
- Front and Rear Gardens
- Priced Realistically for Quick Sale

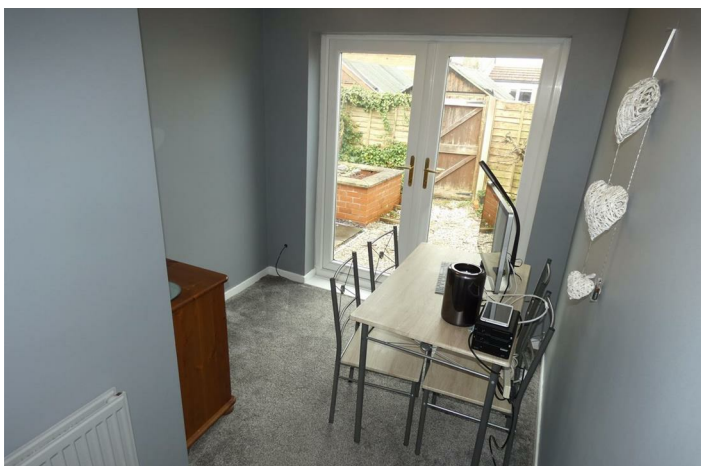
School Lane, Preston PR4 1PJ

Tempo are delighted to bring to the market this 2/3 bedroom bay windowed terraced home. Well presented throughout and located in the heart of the popular village of Freckleton, close to all amenities and schools. The Property briefly comprises: Hall, Lounge, Kitchen, Extended Dining / Play Room / Bedroom Three, Two Double Bedrooms to the first floor, Bathroom and Storage Loft Room. UPVC double glazing and gas central heating throughout. Front and Rear Gardens, Priced realistically to achieve a quick sale!



Council Tax Band: B

Tenure: Freehold



Hall

Composite glazed front door opens into entrance hall. Stairs to first floor, laminate floor, ceiling light and radiator. Door to:

Lounge

13'8" x 11'4"

L Shaped UPVC double glazed window to the front. Fitted fire surround with marble back and hearth and incorporating inset living flame gas fire. Built in storage cupboard under stairs, ceiling light, laminate floor and radiator.

Kitchen

7'7" x 14'1"

UPVC double glazed window and exterior door to the rear. Fitted kitchen with plentiful eye and base level units in white and complimentary laminated work surfaces.

Inset resin 1.5 bowl sink with drainer and mixer tap, free standing electric double cooker included, ceramic tiled splashbacks, plumbed in for automatic washing machine and dryer, ceiling light and tile effect laminate flooring.

Dining / Play Room / Bedroom 3

14'2" x 8'0"

Extension to the rear that can be used as a multitude of uses. French UPVC double glazed doors, ceiling light and radiator.

First Floor Landing

Aforementioned stairs down and ceiling light. Loft hatch with folding pull down ladder leads to a useful boarded out loft storage room with Velux window, power and lighting and wall mounted Condensing Combi Boiler

Bedroom 1

11'6" x 11'5"

L Shaped UPVC double glazed window to the front. Built in wardrobes, ceiling light and radiator.

Bedroom 2

11'7" x 8'8"

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

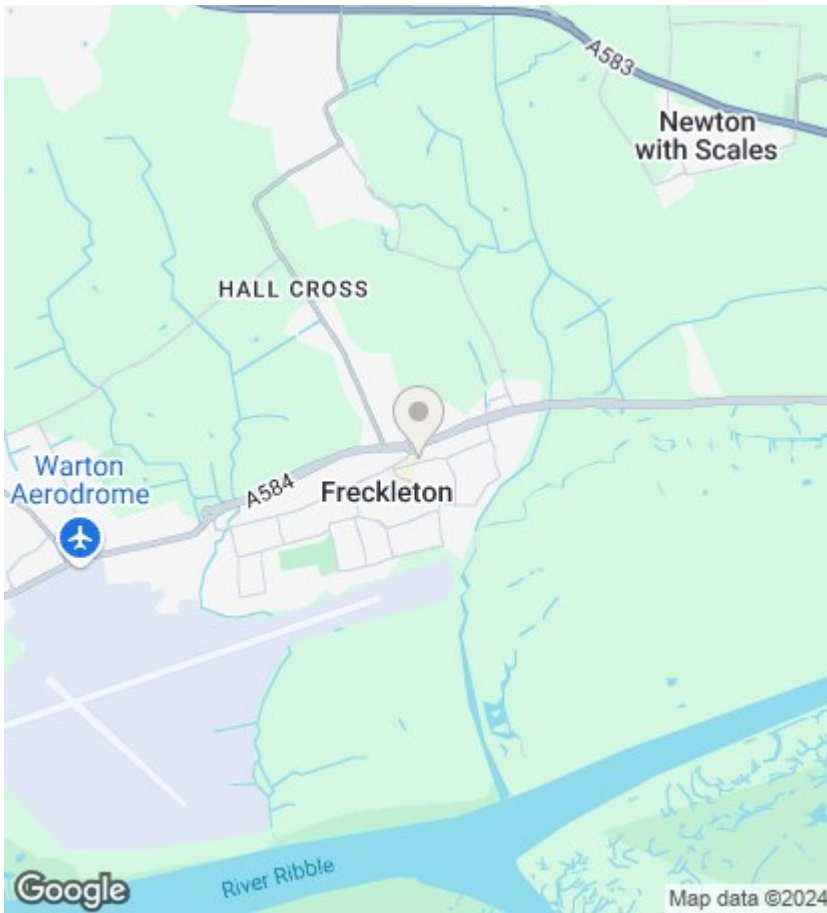
Bathroom

Modern fitted bathroom housing three piece suite in white comprising: P shaped whirlpool spa bath with mixer tap, glass screen, mixer shower controls, riser rail and shower attachment. Vanity unit wash basin with mixer tap and low push button flush WC. UPVC double

glazed frosted window to rear elevation, fully ceramic tiled walls and floor, ceiling light, extractor fan and chrome heated towel ladder.

Exterior

Easily maintained garden to front with artificial grass and borders with shrubs and plants. To the rear, a private fenced garden with access gate and paved and chipped stone areas, ideal for sitting out.



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			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, 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 here are based on information provided to us by the seller and are not guaranteed. Made with Metriplex ©2024

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