



Lytham Road, Freckleton PR4 1XB

Asking Price £399,950

- Beautifully Presented Four Bedroom Detached Family Home
- Set Back From Road in Large Front Gardens
- Fabulous Open Plan Family / Living / Dining Kitchen
- Large Driveway Provides Ample Off Road Parking
- EPC Rating = B
- Exclusive Development of Seven Homes, Built Circa 2019
- Two Bathrooms and Ground Floor WC
- Close To Freckleton Village
- Detached Brick Garage and Landscaped Front and Rear Gardens
- Viewing Highly Recommended !

Lytham Road, Preston PR4 1XB

Tempo are delighted to bring to the market this beautifully presented Four Bedroom detached family home. Built on an exclusive development circa 2019, and within walking distance of the popular village of Freckleton. The Accommodation briefly comprises: Entrance Hall, Lounge, Study, Ground Floor WC, Fabulous open plan Family / Living / Dining Kitchen with Bi Fold Doors and Separate Utility Room. To the First Floor, Four Spacious Bedrooms - The Master being En-suite and Family Bathroom. Set back from the road in large gardens, with Detached Garage and Driveway providing ample off road parking. Viewing Highly Recommended! EPC = B



Council Tax Band: E

Tenure: Freehold



Entrance Hall

Composite glazed front door opens into a well proportioned entrance hall. Spindled stairs to first floor with built in storage cupboard under, inset ceiling downlighters, laminate floor and radiator. Doors to:

Lounge

17'5" x 11'8"

UPVC double glazed window to the front. Fitted fire surround, marble back panel and hearth and incorporating inset living flame gas fire. Ceiling and wall lights and radiator.

Study

7'2" x 8'0"

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

Ground Floor WC

UPVC double glazed frosted window to the side. Two piece suite comprising wall hung hand washbasin with mixer tap and low level push button flush WC. Tiled splashbacks, extractor fan, inset ceiling downlighters, laminate flooring and radiator.

Open Plan Family / Living / Dining Kitchen

11'8" x 27'3"

Fabulous and spacious family and entertaining room. UPVC double glazed window and Bi Folding patio doors to the rear elevation. A good range of fitted wall and base units incorporating peninsular counter with seating, laminate work surfaces with upturn splashbacks and 1.5 bowl sink and drainer with mixer tap. Integrated appliances include: inset gas hob with illuminated extractor above and glass splashback plate, built in eye level double ovens/grill, automatic dishwasher and tall fridge freezer. Inset ceiling downlighters, laminate flooring and contemporary vertical radiator. Door to:

Utility Room

UPVC double glazed exterior door to the side. Range of fitted wall and base units incorporating laminate work surface with upturn splashbacks. Inset single bowl stainless steel sink and drainer with mixer tap. Cupboard housing condensing boiler and spaces and plumbing for washing machine and tumble dryer. Ceiling light, laminate flooring and extractor fan.

First Floor Landing

Aforementioned stairs down to the ground floor. Useful built in airing cupboard housing hot water cylinder, loft access hatch, inset ceiling downlighters and radiator. Doors to the following rooms:

Master Bedroom

17'5" x 11'8"

Spacious Master Bedroom with UPVC double glazed window to front, ceiling light and radiator and door to:

En Suite Shower Room

UPVC double glazed frosted window to the side. Three piece white suite, comprising: Quadrant corner shower enclosure with wall mounted chrome mixer controls and handheld shower attachment on riser rail; pedestal washbasin with mixer tap and low level WC with push button flush. Fully tiled walls and floor, shaver point, extractor fan, inset ceiling downlighters and heated towel ladder.

Bedroom Two

11'0" x 11'7"

UPVC double glazed window to front. Recessed sliding wardrobes and further built in storage cupboard, ceiling light and radiator.

Bedroom Three

11'10" x 8'6"

UPVC double glazed window to rear, ceiling light and radiator.

Bedroom Four

11'10" x 8'4"

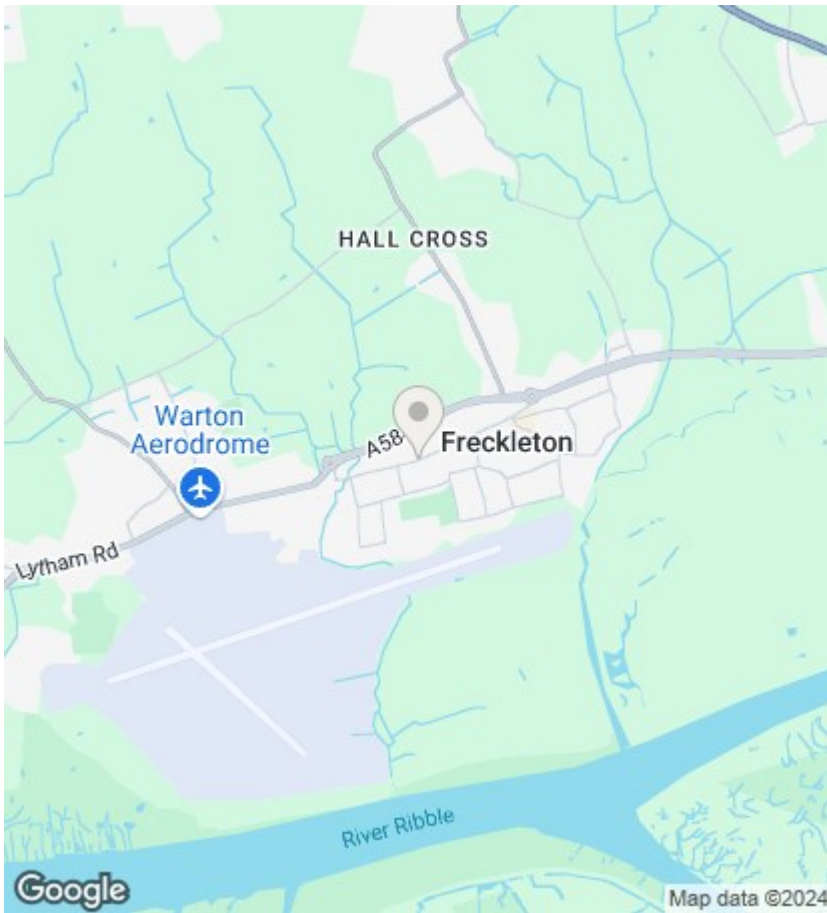
UPVC double glazed window to rear, ceiling light and radiator.

Family Bathroom

UPVC double glazed frosted window to the rear. Four piece white suite, comprising: Panelled bath with mixer tap, step in shower enclosure with wall mounted chrome mixer controls and handheld shower attachment on riser rail; pedestal washbasin with mixer tap and low level WC with push button flush. Fully tiled walls and floor, shaver point, extractor fan, inset ceiling downlighters and heated towel ladder.

Exterior

The property is set back from the road with a large landscaped garden and driveway to the front. The driveway continues to the rear detached brick garage providing ample off road parking. A private fenced and not directly overlooked garden to the rear with exterior lighting and power socket, laid to lawn, railway sleeper borders and a large paved patio, ideal for sitting out and entertaining. The garage has an up and over door and additional personal access door to the side with power and lighting.



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

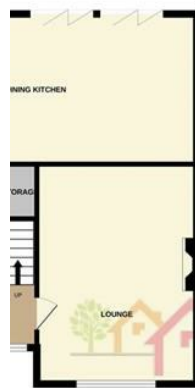
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(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	

FLOOR



FIRST FLOOR



Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and any other information provided in this brochure before entering into any formal contract to purchase or to rent this property. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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