

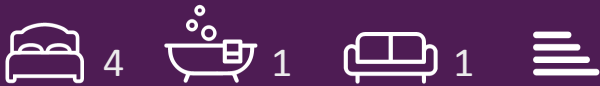
Green Lane, Freckleton, PR4 1RP

Asking Price £239,950

- Three/Four Bedroom Semi-Detached Dormer Bungalow
- BEAUTIFUL Open Views Over the Local Countryside
- Newly-Paved Driveway with Ample Off Road Parking
- SOUGHT-AFTER, SEMI-Rural Residential Location
- Marquis-Built Bungalow with Detached Brick-Built Garage
- Viewing Is ESSENTIAL to FULLY APPRECIATE This Property

Green Lane, Preston PR4 1RP

Tempo Estates are THRILLED to Bring Back to the Market this Three/Four Bedroom Semi-Detached Dormer Bungalow Situated in a Much Sought-After Semi-Rural Residential Location with BEAUTIFUL Open Views Over the Local Countryside. Marquis-Built Bungalows on Green Lane VERY RARLEY Become Available, Walking Distance of Local Schools, Transport Links, BAE Systems, Warton and Freckleton Village Centres. Property Briefly Comprises: Entrance Vestibule and Hall, Lounge, Extended Kitchen, Front Double Bedroom, Dining Room/Double Bedroom and Bathroom. To the First Floor is the Main Double Bedroom and Additional Double Bedroom. The Property is Set Within Good Size Low-Maintenance Gardens with Off-Road Parking for Several Cars and Detached Garage. Gas Central Heating and Double Glazing. Vendors Circumstance's Forces Sale!! Viewing is ESSENTIAL to FULLY APPRECIATE this Property!!



Council Tax Band: C

Tenure: Freehold



Vestibule

uPVC front door with stained glass effect window panels and ceiling light.

Hallway

18'1" x 7'1" (at max)

Spacious hallway with newly-fitted wood flooring, double panel radiator, ceiling light, cupboard housing electric meter and under stairs storage.

Lounge

15'3" x 11'11"

Light and airy lounge with newly fitted wood flooring, coving, ceiling light, uPVC double glazed bay window to the front elevation and feature remote Dru gas fire with Portuguese marble surround and Quartz back.

Kitchen/Diner

19'5" x 9'4"

Modern fitted kitchen housing range of wall and base level units with wood effect worktops and tiled splash back. Integrated appliances including Neff induction four ring hob, Hotpoint cooker hood and Neff double oven and plate warmer. Space for freestanding fridge freezer and under-counter washing machine and dishwasher. Ample storage cupboards, one housing Worcester boiler. Patio sliding doors, three windows, double panel radiator, USB sockets, TV point and ceiling and under cabinet lights.

Dining Room/ Bedroom Four

14'1" x 9'3"

uPVC sliding patio doors to the rear elevation leading to the garden, built in storage system (tall cabinet, storage, wine rack), newly fitted wood flooring, ceiling light and double panel radiator.

Bedroom Two

12'3" x 8'0"

Spacious double bedroom with built-in Schreiber wardrobes, uPVC double glazed window to the front elevation, ceiling light, TV point and double panel radiator.

Bathroom

6'11" x 5'4"

Downstairs bathroom comprising of: low flush WC, handwash basin with pedestal and mixer tap, panel bath with overhead waterfall shower and handset, part tiled walls, tiled effect flooring, extractor fan,

towel central heating heating radiator, ceiling light and uPVC double glazed frosted window to the rear.

Bedroom One

14'2" x 13'5"

Master bedroom comprising of: ceiling light, double panel radiator and large uPVC double glazed window to the front elevation with spectacular, expansive views over Winter Hill right through to North Wales.

Bedroom Three

11'0" x 9'6"

Double bedroom, ceiling light, Velux window, double panel radiator and plenty of eaves storage.

Exterior

0'0" x 0'0"

To the rear of the property there is a raised veg patch and greenhouse, large lawn area, a beautiful chip stoned area perfect for those entertaining nights! York stone patio area, side access gate leading to the driveway.

Detached brick-built garage, with power, lighting and storage space. (19' 0" x 11' 0" (5.79m x 3.35m))

LED security lights front, back and side.

To the front of the property a newly-laid driveway for 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:

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

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