



Clifton Place, Freckleton, Preston, PR4 1RQ

Asking Price £199,950

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- AMPLE OFF ROAD PARKING
- EPC = C
- RECENTLY INSTALLED KITCHEN AND BATHROOM
- CLOSE TO FRECKLETON VILLAGE CENTRE
- GOOD SIZED REAR GARDEN

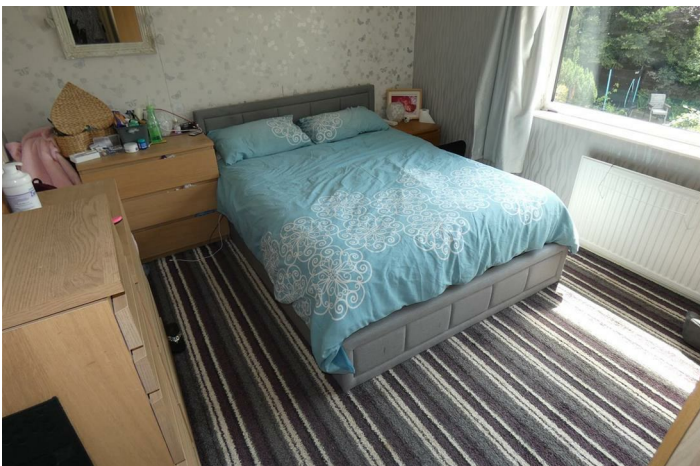
Clifton Place, Preston PR4 1RQ

Three Bedroom Semi Detached Family Home situated within walking distance of Freckleton Village Centre. The accommodation briefly comprises: Entrance Hall, Through Lounge/Diner, Recently Installed Kitchen, and a rear Utility Conservatory with separate WC. To the First Floor, Three Bedrooms and recently installed Bathroom/WC. New Boiler. Ample off road parking to the front and a good sized private garden to rear. EPC=C



Council Tax Band: B

Tenure: Freehold



Entrance Hall

Composite glazed front door opens into the entrance hall. UPVC double glazed frosted window to the side, built in storage cupboard and stairs leading to first floor.

Lounge / Diner

23'7" x 12'7"

Through Lounge/Diner with UPVC double glazed windows to front and rear. Fitted timber fireplace, coved ceiling and lights, TV point and two radiators.

Kitchen

10'4" x 10'3"

UPVC double glazed window to the side and door to the rear. Superb newly installed fitted Kitchen with a good range of fitted wall and base units in off white and contrasting laminate worksurfaces with matching upturn splash backs. Inset resin sink and drainer with mixer tap. Integrated appliances include: automatic dishwasher, inset induction hob with cooker hood above and eye level electric double oven/grill. Laminate flooring, inset ceiling downlighters and opening to a under stairs storage cupboard with window to the side and wall mounted condensing combi boiler.

Utility Conservatory

Useful utility area with UPVC double glazed windows and doors. Plumbing for auto washing machine and separate WC.

First Floor Landing

UPVC double glazed frosted window to the side. Aforementioned stairs down with balustrade, Loft access hatch and ceiling light. Doors to:

Bedroom One

10'11" x 12'9"

UPVC double glazed window to the rear, built in wardrobe, ceiling light and radiator.

Bedroom Two

11'3" x 11'5"

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

Bedroom Three

7'11" x 10'3"

UPVC double glazed window to the front, built in storage cupboard, ceiling light and radiator.

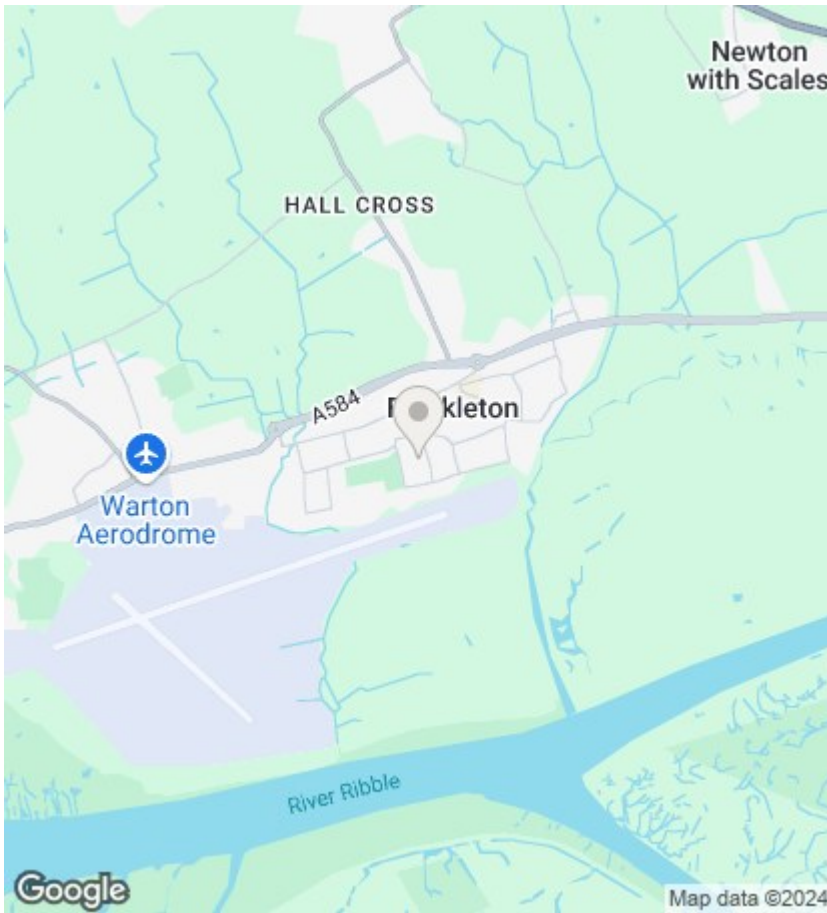
Bathroom

Recently installed bathroom, with four piece suite in white, comprising: Integral low push button flush WC, vanity unit hand wash basin with mixer tap, step in

shower enclosure with mixer shower, riser rail, shower attachment and rain shower and panelled bath with mixer tap. Half tiled walls and shower splashback, vinyl flooring, extractor fan and inset ceiling downlighters. UPVC double glazed frosted window to rear elevation.

Exterior

Ample off road parking to the front, side access path and a good sized private rear garden with, paved patio, lawn and flower borders. Storage shed with sink and tap.



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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(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	

D FLOOR



FIRST FL



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, elevations, views and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MapInfo 10.0.0.0

Misrepresentation Act 1967:- tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.