



## Eastway, Freckleton, Preston, PR4 1AL

Asking Price £160,000

- Two Bedroom Semi Detached Bungalow
- Brimming with Potential
- Close to Local Transport Routes
- Wrap Around Gardens
- Set on Fantastic Corner Plot
- Located in Popular Residential Area
- Detached Garage and Driveway
- Chain Free



# Eastway, Preston PR4 1AL

Two bedroom semi detached bungalow set on fantastic corner plot. This true bungalow is brimming with potential! Located in a popular residential area of Freckleton situated within close proximity to local schools, amenities and transport links. Property briefly comprises: Porch, Hallway, Lounge, Kitchen and Sun Lounge. Two Good Sized Bedrooms and Bathroom. Detached single garage and tarmac driveway provide ample off road parking. Wrap around gardens to front and side elevation along with private and enclosed rear garden. uPVC double glazing and gas central heating throughout. Chain Free.



Council Tax Band: C

Tenure: Freehold



### **Entrance Porch**

Approached via double glazed uPVC front door with meter cupboard and door leading to hallway.

with electric up and over door and side door entrance providing ample off road parking.

### **Entrance Hallway**

Central hallway with panel radiator, arched feature and loft hatch with pull down ladder.

### **Lounge**

15'6" x 10'7"

Principle reception room with a sunny aspect with twin double glazed front windows. Corniced ceiling, fitted central heating radiator TV aerial and telephone point. Feature 'hole in wall' coal effect gas fire.

### **Kitchen**

12'3" x 6'11"

Light wood 'Shaker Style' kitchen with eye and base level units, contrasting marble effect laminate worktops and tiled splashback. Tile effect laminate flooring, 1.5 bowl stainless steel sink with mixer tap and drainer. Built in eye level oven, four ring gas hob unit with cooker hood and splashback. Space and plumbing for washing machine, dryer and fridge freezer. Ceiling lights and uPVC double glazed window to rear garden.

### **Sun Lounge**

9'6" x 6'5"

Extension off Kitchen with tile effect laminate flooring, panel radiator, two uPVC windows and uPVC patio doors leading to private rear garden.

### **Bedroom One**

14'1" x 10'0"

Good sized main bedroom with panel radiator, two uPVC windows and ceiling light.

### **Bedroom Two**

10'6" x 11'1"

Second bedroom with ceiling light, two uPVC windows and panel radiator.

### **Bathroom**

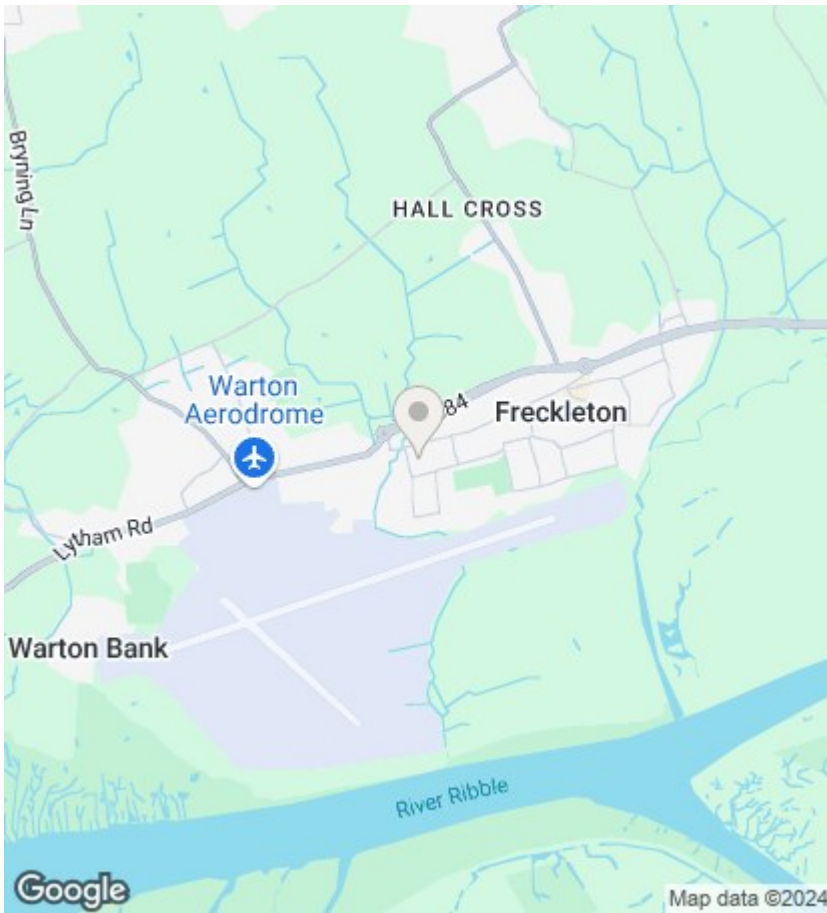
Fitted bathroom with three piece suite comprising: low flush WC, hand wash basin with pedestal and panel bath with overhead shower. Fully tiled walls with border, inset ceiling lights and frosted uPVC window.

### **Exterior**

Spacious corner plot with established gardens, mainly laid to lawn and borders of trees and shrubs.

Enclosed secluded and private rear garden with outside water tap.

Large tarmac driveway leads to single detached garage



## 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) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Misrepresentation Act 1967:- tempoestates.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.