



## Lytham Road, Freckleton, Preston PR4 1AB

Guide Price £145,000

- Three Bedroom Semi Detached Family Home
- Open Plan Lounge/Diner
- Two Bathrooms
- Gas Central Heating and uPVC Double Glazing
- Immediate 'Exchange of Contracts' Available
- Located Close to Freckleton Village Centre
- Spacious Extended Kitchen
- Rear Drive In for Off Road Parking
- Offered With No Chain Delay
- Being Sold Via 'Secure Sale'



# Lytham Road, Preston PR4 1AB

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Tempo are pleased to bring to the market this three bedroom semi detached family home, located in proximity to Freckleton Village Centre. The Property briefly comprises; Vestibule, Entrance Hall, Open Plan Lounge / Dining Room, Extended Dining Kitchen and Ground Floor Shower Room. To the First Floor there are three bedrooms and family bathroom. Rear drive in provides off road parking. Gas central heating and double glazing throughout. Offered with No Chain Delay !!



3



2



1



E

Council Tax Band: C

Tenure: Freehold



### Entrance Vestibule

UPVC glazed front door opens into the vestibule. Fitted meter cupboards and ceiling light. Original inner door with stained glass insert to:

### Entrance Hall

Stairs to First Floor, coving, ceiling light and radiator.

### Open Plan Lounge Dining Room

#### Lounge Area

10'4" x 11'3"

UPVC double glazed bay window to the front. Adams style fire surround with tiled back & hearth, built in storage cupboard housing central heating boiler, coving ceiling light and radiator.

#### Dining Room Area

12'9" x 12'11"

UPVC double glazed window to the side and window to the rear overlooking the kitchen. Adams style fire surround with marble back & hearth and electric flame fire. Built in storage cupboard under stairs, coving, ceiling light and radiator.

#### Dining Kitchen

10'5" x 15'10"

Extended spacious dining kitchen with UPVC double glazed window to the rear and side and exterior door. A range of eye and base level units in Beech with contrasting laminate worktops. Inset halogen electric hob with chimney cooker hood above and electric oven under counter. Inset stainless steel sink with drainer and mixer tap, fully tiled walls and floor, 2 x ceiling bar spot lights, plumbing for auto washing machine and radiator.

### Ground Floor Shower Room

Window to the side. Three piece suite comprising: Walk in shower with mixer shower controls, riser rail with shower attachment. Pedestal washbasin with taps and low level handle flush WC. Fully tiled walls and floor, ceiling light, extractor fan and heated towel rail,

### First Floor Landing

Aforementioned stairs down with balustrade, glazed ceiling loft access hatch allowing natural light, ceiling light and radiator. Doors lead to bedrooms and bathroom.

### Bedroom One

12'0" x 10'4"

Double bedroom to rear of the property with UPVC double glazed window, ceiling light and radiator.

### Bedroom Two

11'6" x 9'2"

Second double bedroom to front of the property with UPVC double glazed window. Built in wardrobes, ceiling light and radiator.

### Bedroom Three

8'6" x 6'6"

Single bedroom to front of the property with UPVC double glazed window, ceiling light and radiator.

### Family Bathroom

9'10" x 7'1"

UPVC double glazed frosted window to the rear. Fitted bathroom housing four piece suite in white comprising: panelled bath with taps, step in shower cubicle with electric

shower controls, riser rail with shower attachment and rain shower. Pedestal washbasin with taps and low level handle flush WC. Half tiled walls and shower splashbacks, contrasting tiled floor, ceiling light and radiator. Built in airing cupboard housing hot water cylinder.

### Exterior

Garden to the front with chipped stone and ideal for flower planters. Tarmac side access path with timber security gate. A private rear yard to the rear with double opening gates allowing off road parking. Brick built exterior WC / storage and additional timber storage shed.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## 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:

E

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 71        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   | 44                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Tempoplan 12/24

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