



## Lytham Road, Freckleton, PR4 1AB

Asking Price £185,000

- Three Bedroom Period Terraced House
- Open Plan Dining Kitchen
- Gas Central Heating & UPVC Double Glazing
- EPC = D
- \*\*\* Viewing Recommended
- Extended To Rear
- In The Heart Of Freckleton Village
- Wood Burner
- Ideal For First Time Buyer Or Family Home



# Lytham Road, Preston PR4 1AB

Well Presented 3 Bedroom Extended, Period Terraced House, located within the heart of Freckleton Village. In brief, the property comprises: Entrance Vestibule, Lounge with wood burner and an Open Plan Extended Dining Kitchen complete the living accommodation to the ground floor. There are Three Bedrooms and Bathroom WC to the First Floor. Easy Maintainable garden to the rear, with artificial laid grass, not overlooked. UPVC double glazing and central heating throughout. EPC = D. \*\*\*\* Viewing Recommended



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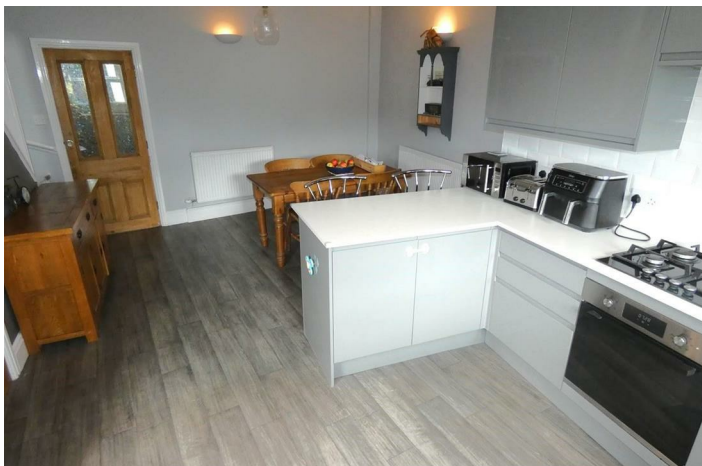
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D

Council Tax Band: B

Tenure: Freehold



### **Entrance**

Timber glazed door opens into the entrance vestibule, ceiling light, tiled floor, fitted meter cupboard and glazed Inner door to:

### **Lounge**

13'1" x 16'5"

UPVC double glazed window to the front. Cast iron wood burning stove fire recessed to chimney breast, coved ceiling and light, wall lights to alcoves, wood flooring and two radiators. Door to:

### **Open Plan Dining Kitchen**

20'11" x 12'5" widest point

UPVC double glazed window to the rear and exterior door to the side. Recently installed fitted kitchen with wall and base units in grey with contrasting laminate worksurfaces incorporating breakfast bar peninsular seating. Inset resin sink and drainer with tall mixer tap, inset gas hob and built in electric oven under counter. Integrated tall fridge freezer, tiled splashbacks, ceiling rose and light, uplighter wall lights, laminate flooring, inset ceiling downlighters, plumbing for auto washer and two radiators. Wall mounted condensing combi boiler in housing unit and turned spindled stairs to first floor with built in storage cupboard under.

### **First Floor Landing**

Aforementioned turned stairs with spindled balustrade down to ground floor, UPVC double glazed window to rear, inset ceiling downlighters and radiator. Doors to the following rooms:

### **Bedroom One**

13'1" x 11'0"

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

### **Bedroom Two**

13'1" x 7'0"

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

### **Bedroom Three**

10'2" x 7'9"

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

### **Bathroom**

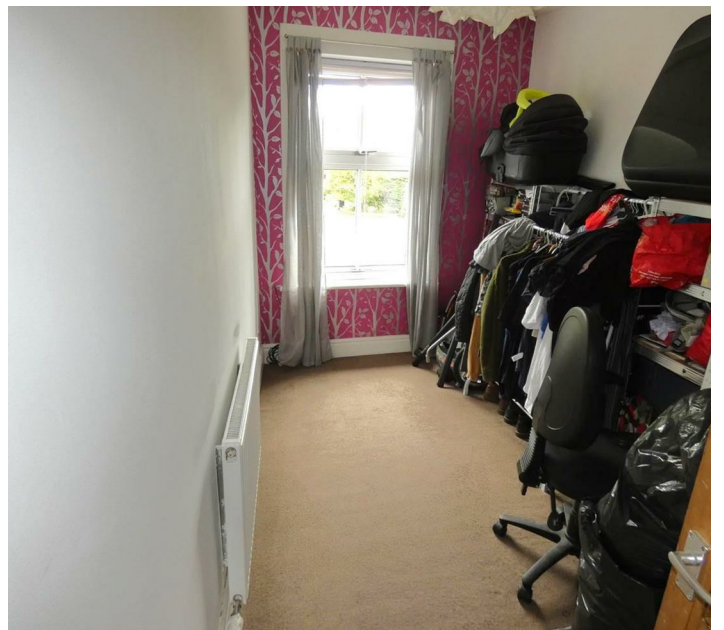
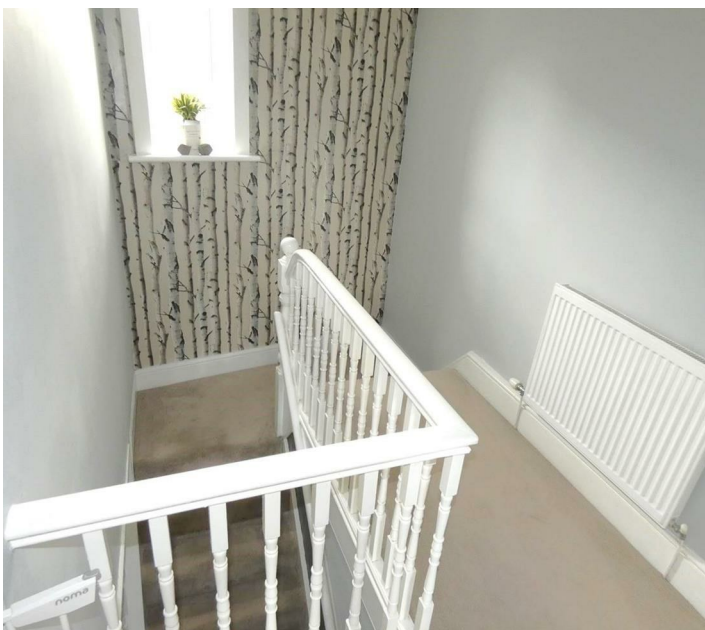
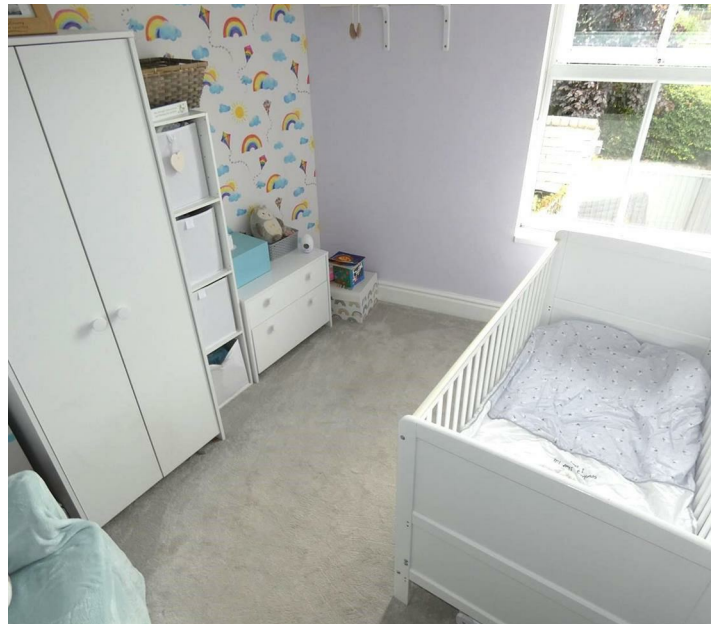
UPVC double glazed frosted window to the rear.

Three piece suite, comprising: panelled bath with taps, wall mounted electric shower controls and handheld shower attachment on riser rail. Pedestal wash basin with taps and low level WC with push button flush. Fully tiled walls and vinyl flooring, inset ceiling downlighting and radiator.

### **Exterior**

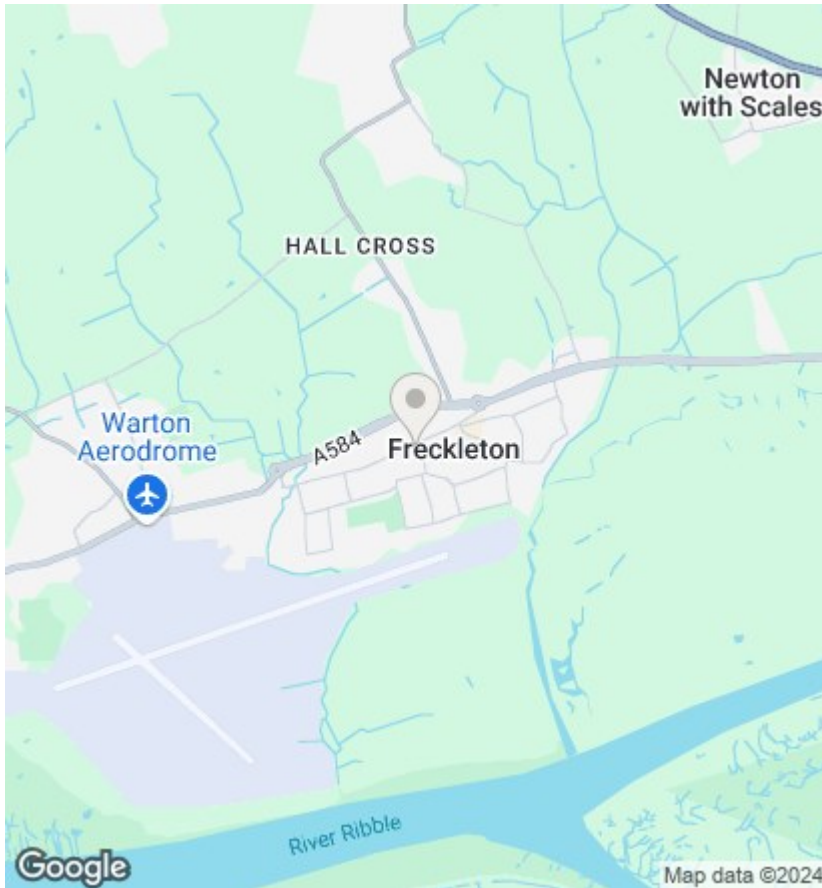
Small garden to the front, shared passageway to the side giving access to an easy maintainable rear garden, with artificial laid grass, ideal for sitting out and not overlooked to the rear.











## 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

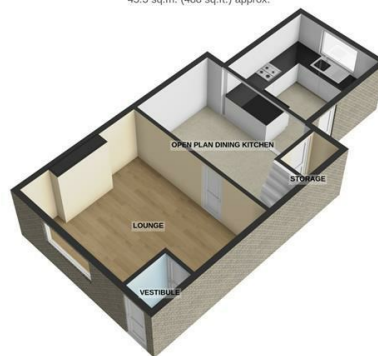
Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

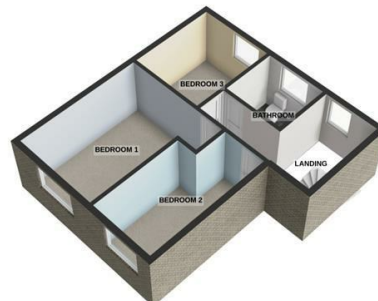
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

45.3 sq.m. (488 sq.ft.) approx.



FIRST FLOOR  
39.4 sq.m. (425 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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