



Marsh Drive, Freckleton PR4 1HJ

Offers In The Region Of £189,950

- WELL PRESENTED SEMI DETACHED 3 BEDROOM DORMER BUNGALOW
- MODERN GROUND FLOOR SHOWER ROOM
- FITTED GROUND FLOOR MASTER BEDROOM
- EPC = D
- SOUGHT AFTER AREA IN THE HEART OF FRECKLETON
- DRIVEWAY, GARDENS AND DETACHED GARAGE
- KITCHEN/DINER
- **** OFFERED WITH NO CHAIN DELAY!!!

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Well Presented 3 Bedroom Semi Detached Dormer Bungalow. situated within walking distance to Freckleton Village Centre. In brief, the property comprises: Entrance Hall, Lounge, Fitted Master Bedroom, Kitchen/Diner, Single Third Bedroom and a Modern Shower Room complete the living accommodation to the ground floor. There is a further Double Bedroom and Eaves Storage to the First Floor. Mature and manageable landscaped gardens to front and rear, Driveway and Detached Garage provide off road parking. Double glazing and central heating throughout. EPC = D. ***** OFFERED WITH NO CHAIN DELAY!!!!



Council Tax Band: C

Tenure: Freehold



Entrance Hall

Side entrance with composite glazed door and attached window, opens to the L shaped entrance hall. Turned spindled stairs to the first floor, coving, ceiling light and radiator. Built in airing cupboard housing hot water cylinder. Doors to the following rooms:

Lounge

12'9" x 11'4"

Double glazed window to the front. Fitted fire surround with marble back and hearth and electric fire, coving, ceiling light and radiator.

Kitchen/Diner

7'5" x 10'2"

Double glazed window to the rear and composite door to the side. Fitted kitchen with a range of Shaker wall and base units with contrasting laminate worksurfaces and housing for condensing boiler. Inset 1.5 bowl steel sink and drainer with tall mixer tap, gas cooker point, tiled splashbacks, tile effect laminate flooring, panelled ceiling with inset downlighting, plumbing for auto washer and extractor fan.

Bedroom One

11'5" x 11'4"

Double glazed window to the rear. Master fitted bedroom with matching Maple wardrobes, drawers, headboard and bedside units. Coving, ceiling light and radiator.

Bedroom 3

6'5" x 10'5"

Double glazed window to the front, coving, ceiling light and radiator.

Ground Floor Shower Room

UPVC double glazed frosted window to the side. Modern fitted three piece suite in white, comprising: Step in shower cubicle with wall mounted electric shower controls and handheld shower attachment on riser rail. Hand wash basin with taps on vanity unit and low level WC with push button flush. Fully tiled walls and floor, acrylic panelled ceiling with inset LED downlighting, extractor fan and heated towel ladder.

First Floor Landing

Aforementioned turned stairs down to ground floor, ceiling light, access to eaves storage and built in storage cupboard.

Bedroom 2

12'2" x 11'4"

Double glazed window to the front, ceiling light and radiator.

Exterior

Pleasant mature front and rear gardens with laid to lawn, chipped stone, raised flower beds,, paving and a good selection of mature plants and shrubs. Driveway to the side leading to a detached concrete garage with power & lighting, up and over door and windows to the rear and side, allowing natural light.



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) A			
(81-91) B			82
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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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