



Croft Butts Lane, Freckleton, Preston, PR4 1SY

Asking Price £225,000

- Three Bedroom Semi-Detached Family Home
- Close to Local Shops, Schools and Transport Links
- Two Bathrooms
- Easy Maintenance Garden and Detached Brick Garage
- EPC = E
- Very Popular Area in the Village of Freckleton
- Three Double Bedrooms
- Conservatory
- Driveway providing ample off road parking
- Viewing Recommended

Croft Butts Lane, Preston PR4 1RB

Three bedroom semi-detached family home located in a very popular area in the village of Freckleton. This property is within easy walking distance of the shops, local schools, transport links and all other amenities. Property briefly comprises: vestibule entrance hall,, lounge, Ground floor double Bedroom, open plan dining room to the conservatory, ground floor shower room and fitted kitchen. To the first floor are two further double bedrooms and a good sized family bathroom. Private and easy maintenance rear garden. Brick built detached garage and driveway to the side providing ample off road parking. Double glazed and central heating throughout. Viewing recommended to appreciate the accommodation!



Council Tax Band: C

Tenure: Freehold



Entrance Vestibule

Glazed UPVC front door opens to the entrance vestibule. Glazed inner door opens to the entrance hall.

Entrance Hall

Half panelling decorative walls, Spindled turned staircase to the first floor with built in storage cupboard under, wall lights, laminate flooring and antique style radiator. Doors to the following rooms:

Lounge

14'1" x 12'7"

Front facing UPVC double glazed bay window. Inset living flame gas fire with wood surround. Coved ceiling and dado, dimmer wall lights to alcoves, wood effect flooring and two radiators.

Ground Floor Bedroom Two

12'8" x 10'4"

Front facing UPVC double glazed window. Fitted wardrobes, coved ceiling and radiator.

Dining Room

12'2" x 9'2"

Second Reception Room, open plan to the rear Conservatory. Coved ceiling, wood effect flooring and radiator with decorative cover.

Conservatory

UPVC double glazed and brick construction with covered roof, French Doors and radiator.

Kitchen

12'6" x 10'1"

UPVC double glazed windows to the rear and side and exterior door to the rear. Fitted eye and base level units, with complementary worktops and LED lighting under wall units. Inset 1.5 bowl resin sink with drainer and tall mixer tap. Rangemaster range cooker included, illuminated cooker hood, plumbing for auto washing machine, ceramic tiled splash backs and flooring, LED ceiling down-lighters and radiator.

Ground Floor Shower Room / WC

UPVC double glazed obscure window to the rear. Fitted three piece suite comprising: Low level handle flush WC, pedestal wash basin with mixer tap and walk-in shower enclosure with electric shower, riser rail and shower attachment. Acrylic panelled splashbacks and ceiling inset down-lighters, tile

effect flooring, extractor fan and antique style heated towel rail.

First Floor Landing

Bedroom One

11'3" x 14'7"

Double bedroom. Front facing UPVC double glazed window. Bespoke fitted wardrobes to the eaves and radiator.

Bedroom Three

11'0" x 11'4"

L shaped double bedroom. Front facing UPVC double glazed window. Built in cupboard housing central heating boiler and radiator.

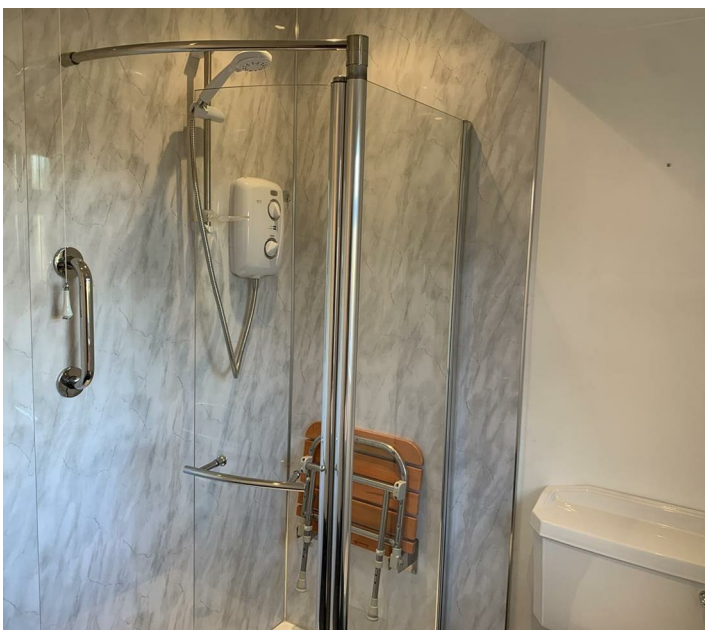
Family Bathroom / WC

7'11" x 10'7"

Good sized Family Bathroom with UPVC double glazed obscure window to the rear. Fitted four piece suite comprising: Low level handle flush WC, pedestal wash basin with mixer tap, step-in quadrant shower enclosure with mixer shower, riser rail and shower attachment and panelled bath with centre mixer taps. Half panelled walls and ceramic tiled splashbacks, ceiling with inset down-lighters, wall lights, vinyl flooring and extractor fan.

Exterior

Easy maintained gardens to front and rear with Indian stone feature pattern-work and patio to the rear. Raised flower beds, exterior lighting and water tap. A good sized detached brick built garage with electric up and over door and UPVC glazed personal access door to the side and with power and lighting. Paved driveway to the side providing ample off road parking







Notice

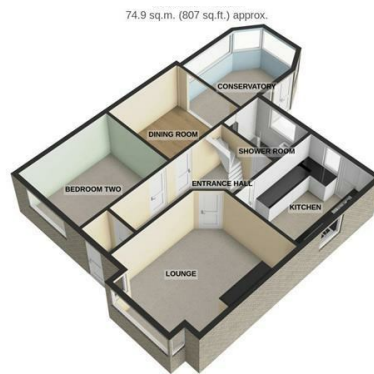
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

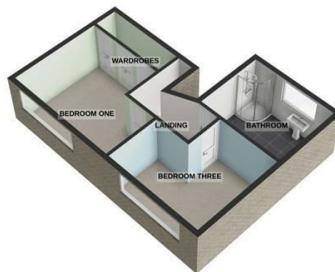
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

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



FIRST FLOOR
41.9 sq.m. (451 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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