



## Bush Lane, Freckleton, Preston, PR4 1SB

Asking Price £279,950

- 5 Bedroom Extended End Terraced Family Home
- Master Bedroom With Ensuite
- New Kitchen & Bathrooms
- Large Garage / Workshop
- \*\*\*\*\* Viewing Recommended !!!
- Impressive Open Plan Family Living Dining Kitchen With Bi Folding Doors
- 2 Bathrooms Plus Ground Floor WC
- Close to Freckleton Village Centre & Amenities
- EPC = C



# Bush Lane, Freckleton PR4 1SB

5 Bedroom Extended End Terraced Family Home. The Property is Situated in Freckleton Village close to local amenities, schools and commuter routes and boasts an impressive open plan family living dining kitchen with bi folding doors. In brief, the accommodation comprises: Entrance Porch & Hall, Open Plan Family Living Dining Kitchen, Ground Floor Bedroom 5, Utility Room, Ground Floor WC and a useful Boot Room.. The First Floor includes Four Bedrooms -The Master being Ensuite, and a Family Bathroom complete the living accommodation. Easy Maintainable gardens to front and rear and a large Garage / Workshop provide off road parking. UPVC double glazing and central heating throughout. Uninterrupted Views to the front. EPC = C. VIEWING HIGHLY RECOMMENDED!!!



5



2



3



C

Council Tax Band: C

Tenure: Freehold



### Entrance Porch

Wrap around double glazed windows and door into the entrance porch. Glazed Inner door to:

### Entrance Hall

Spindled stairs to the first floor, ceiling light laminate flooring, fitted meter cupboard and underfloor heating. Doors to the following rooms:

### Open Plan Family Living Dining Kitchen

33'7" x 18'4" widest point

A full span of Bi folding doors to the rear, two Velux ceiling windows and UPVC double glazed bay window with seating, provide ample natural light to this fantastic open plan family room. Newly installed Wren Fitted kitchen with a bank of wall and base units in Cashmere with laminate worksurfaces and matching splashbacks and Fixed island with breakfast seating. Inset LED downlighters under wall cupboards, sink and drainer with mixer tap, inset electric induction hob and two flanking eye level electric ovens. Integrated appliances include: two auto dishwashers and tall fridge freezer. Laminate flooring with underfloor heating and inset LED ceiling downlighters.

### Bedroom 5 / 2nd Lounge

12'8" x 9'8"

UPVC double glazed French doors to the front, Inset LED ceiling downlighters and modern vertical graphite radiator.

### Utility Room

10'5" x 9'8"

UPVC double glazed frosted window to the rear, Fitted wall & base units, worksurface and steel sink, drainer & mixer tap. Plumbed in for auto washing machine, wall mounted condensing combi boiler, laminate floor and underfloor heating.

### Ground Floor WC

UPVC double glazed frosted window to the rear. Low level push button WC flush, 1/2 tiled walls, ceiling light, extractor fan, laminate flooring and underfloor heating.

### Boot Room

8'6" x 5'3"

UPVC double glazed exterior door to the side and Velux ceiling window. Ample storage for family coats and footwear. Ceiling light, laminate flooring and underfloor heating.

### First Floor Landing

Aforementioned turned stairs down with spindled balustrade. Loft access hatch and ceiling light. Doors to:

### Master Bedroom

16'4" x 9'8"

UPVC double glazed window to the front, LED ceiling downlighters and panelled radiator.

### Ensuite Shower Room

UPVC double glazed frosted window to the rear. Three piece

white suite, comprising: quadrant corner shower enclosure with wall mounted mixer controls and handheld shower attachment on riser rail and overhead rain shower. Hand wash basin with free standing mixer tap mounted onto vanity unit and low level WC with push button flush. Half tiled walls, acrylic panelled shower splashback and wood effect tiled flooring, extractor fan, inset ceiling downlighters and graphite heated towel ladder.

### Bedroom 2

13'5" x 10'11"

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

### Bedroom 3

10'0" x 10'11"

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

### Bedroom 4

9'1" x 7'1"

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

### Family Bathroom

UPVC double glazed frosted window to the rear. Four piece white suite, comprising: Panelled bath with wall mounted satin mixer tap, quadrant corner shower enclosure with wall mounted satin black mixer controls, handheld shower attachment on riser rail and overhead rain shower. Hand wash basin with free standing satin black mixer tap mounted onto vanity unit Fully tiled walls, acrylic panelled shower splashback and wood effect tiled flooring, extractor fan, ceiling light and tall satin black heated towel ladder.

### Separate WC

UPVC double glazed frosted window to the rear. Low level WC with push button flush.

### Garage / Workshop

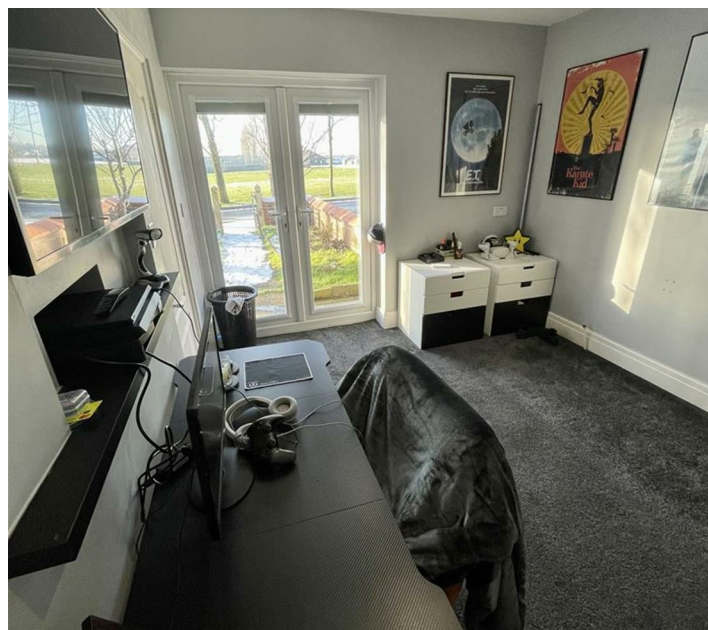
19'9" x 13'5"

Double opening doors and personal access door including windows allowing natural light. Power and lighting.. Also a workshop area to the side.

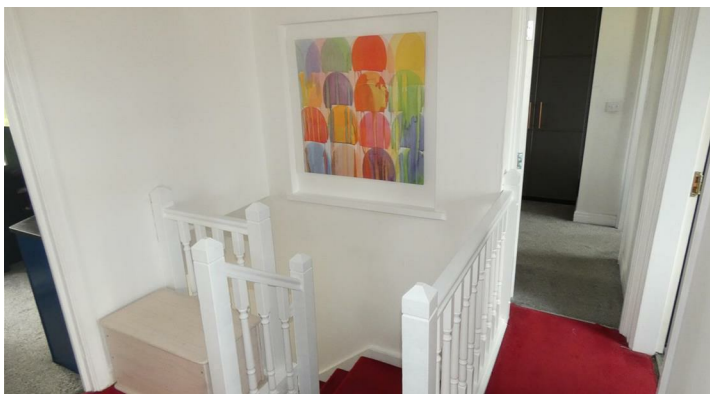
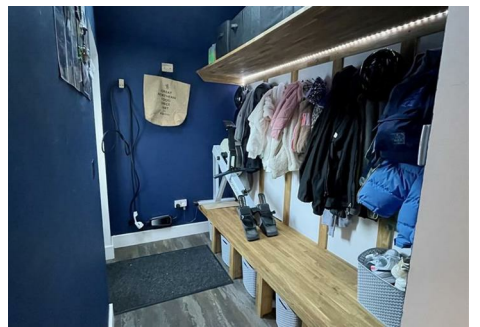
### Exterior

Landscaped garden to the front with side vehicular access to the rear garage. A private paved easy maintenance garden to the rear with side security gate and garage / workshop.











## 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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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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