



Rydal Avenue, Freckleton, Preston, PR4 1DJ

Offers Over £110,000

- THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- EXCELLENT OPPORTUNITY!!!
- CLOSE TO FRECKLETON VILLAGE CENTRE
- \*\*\*\*\* NO CHAIN DELAY
- IN NEED OF FULL PROGRAMME OF RENOVATION
- FRONT AND REAR GARDENS AND DRIVEWAY
- EPC = E



# Rydal Avenue, Preston PR4 1DJ

We are acting in the sale of the above property and have received an offer of £117,000 on the above property. Any interested parties must submit any higher offers in writing to Tempo Estate Agents before exchange of contracts takes place. IN NEED OF FULL PROGRAMME OF RENOVATION. Three Bedroom Semi-detached dormer bungalow offering an excellent opportunity and situated close to the village centre of Freckleton. The property briefly comprises: Vestibule, Entrance Hall, Open Plan Lounge / Diner, Bathroom, Kitchen with lean to Conservatory and Double Bedroom to the Ground Floor. Two further Double Bedrooms complete the accommodation to the First Floor. Front and Rear gardens and Driveway provide off road parking. EPC = E. \*\*\*\*\* No Chain Delay!!!!



Council Tax Band: C

Tenure: Freehold



### Entrance

Side entrance with composite door opening into entrance vestibule with fitted meter cupboard. Inner door to:

### Entrance Hall

Ceiling light, doors to:

### Lounge / Diner

13'9" x 21'9"

Spacious L shaped room. Two UPVC double glazed windows to the front, turned staircase to the first floor, ceiling light & wall lights and two radiators.

### Bedroom One

13'1" x 11'11"

Timber window to the rear. Fitted airing cupboard housing hot water cylinder, ceiling light and window.

### Bathroom

7'8" x 5'5"

Two UPVC double glazed frosted windows to the side. Pipework for bath / shower, pedestal washbasin with taps and low level WC handle flush. Ceiling light and radiator.

### Kitchen

9'6" x 9'6"

Timber window to the rear. Wall and base units, steel sink, drainer and taps, ceiling light and radiator. Exterior door to the rear opens into an aluminium glazed lean to conservatory.

### First Floor Landing

Aforementioned stairs to the ground floor. Ceiling light, doors to:

### Bedroom 2

12'2" x 11'11"

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

### Bedroom 3

8'2" x 10'3"

UPVC double glazed window to the front, ceiling light.

### Exterior

Front and rear gardens. Driveway provides off road parking.

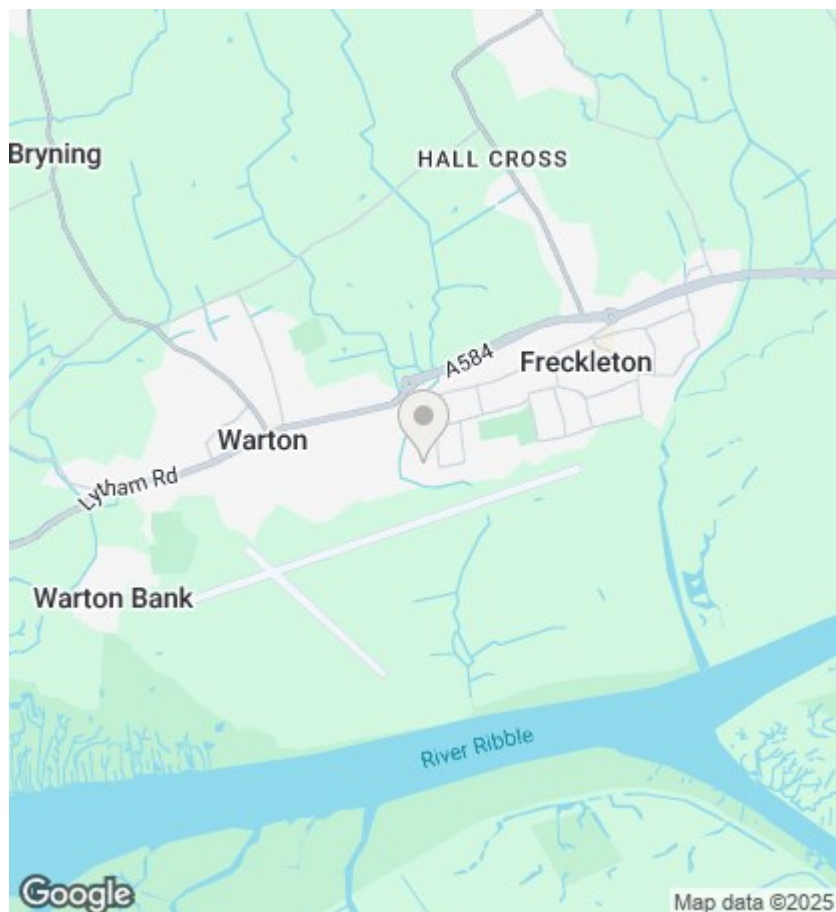
### Notice

This property is being sold via a corporate company. With a corporate sale we are instructed to sell the property on a 'sold as seen' basis, we have no

background information or any history of the property nor do the corporate company who instructed us, as they in turn will have been handed the property to sell under similar circumstances.

The property will remain on the market until contracts are exchanged





## 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.

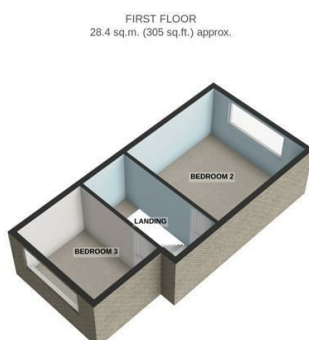
## Viewings

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		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
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.

Misrepresentation Act 1967:- tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.