



Lamaleach Drive, Freckleton, Preston, PR4 1AJ

Asking Price £225,000

- Immaculate Three Bedroom Semi-detached True Bungalow, Renovated throughout
- Three Good Sized Bedrooms
- New Kitchen & Bathroom
- EPC = C
- **** No Chain Delay !!!
- Large Corner Plot with Gardens to Three sides
- Detached Garage and Driveway
- New UPVC Double Glazing and Central Heating
- Viewing Recommended

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*****Three Bedroom Semi-Detached True Bungalow, renovated throughout and occupying a large corner plot. The property is situated in Freckleton Village close to local amenities, schools and commuter routes. In brief, the accommodation comprises: Entrance Porch, Lounge, Fantastic new fitted Kitchen, Three Bedrooms, and Bathroom /WC, Gardens to three sides, Driveway and Garage provide ample off road parking. UPVC double glazing and central heating throughout. EPC = C. VIEWING HIGHLY RECOMMENDED!!! *****NO CHAIN DELAY!



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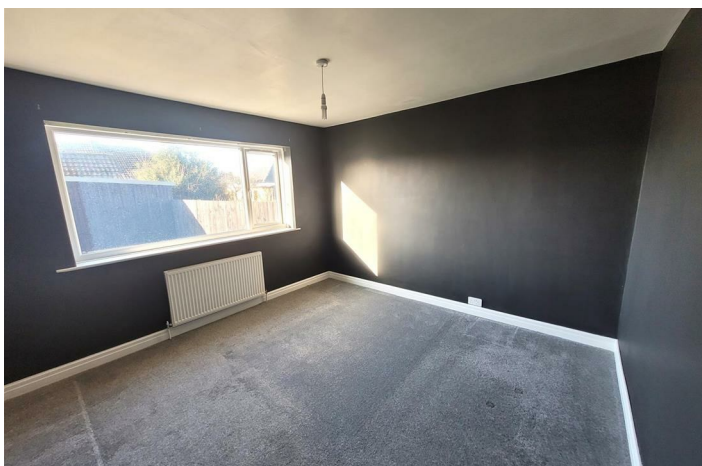
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C

Council Tax Band: C

Tenure: Freehold



Porch

5'5" x 3'5"

Composite front door and second internal door leading into the lounge. Fitted meter cupboard and ceiling light.

Lounge

16'0" x 12'0"

Spacious lounge with UPVC window to the front of the property providing ample natural light. TV point, contemporary graphite radiator and ceiling light.

Inner Hall

Loft access hatch with pull down ladder, ceiling light and doors to

Kitchen

11'1" x 10'7"

UPVC double glazed window and composite exterior door to the side. Superb newly installed fitted Kitchen with a good range of contemporary wall and base units in satin black and LED downlighting under wall cupboards. Complimentary laminate worksurfaces with upturn splashbacks, incorporating a resin 1.5 bowl sink and drainer with tall mixer tap. Inset electric hob with illuminated cooker hood with glass splashback plate and built in eye level electric oven. Integrated appliances include - automatic washing machine and refrigerator. Shadow chrome sockets and switches with integral USB points and laminate flooring.

Bedroom 1

12'0" x 12'1"

Main double bedroom with UPVC window to the rear of the property, ceiling light and radiator.

Bedroom 2

10'0" x 9'6"

Second double bedroom with UPVC window to the front of the property. Ceiling light and radiator.

Bedroom 3

10'0" x 8'8"

The third double bedroom looks out onto the rear garden with UPVC window. Ceiling light and radiator.

Bathroom

6'3" x 5'6"

Family Bathroom with UPVC double glazed obscure window to the side. Newly installed three piece suite comprising: P shaped panelled bath with smoked

glass shower screen, satin black mixer tap / shower controls, riser rail, shower attachment and overhead rain shower. Vanity hand washbasin with integral counter, satin black mixer tap and concealed low level push button WC flush. Acrylic panelled walls, vinyl flooring, ceiling light and tall matching satin black heated towel ladder.

Exterior

Large corner plot with wrap around laid to lawn gardens and artificial grass and paving to the rear. To the side of the property, driveway providing off-road parking and detached garage. External power sockets and garden water tap.







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) A		87
(81-91) B		
(69-80) C	70	
(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

GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.



for purposes only. Decorative finishes, fixtures, fittings and furniture shown are for illustrative purposes only. Measurements are approximate. Made with Metropix © 2024

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