



Green Lane West, Freckleton, PR4 1SL

Asking Price £255,000

- OUTSTANDING TWO BEDROOM SEMI DETACHED TRUE BUNGALOW
- HIGHLY REGARDED CUL-DE-SAC CLOSE TO FRECKLETON VILLAGE
- TWO DOUBLE BEDROOMS - MASTER BEING ENSUITE
- AMPLE OFF ROAD PARKING
- EPC = D
- NOT OVERLOOKED TO FRONT OR REAR
- SPACIOUS LOUNGE AND NEW BREAKFAST KITCHEN
- FRONT AND REAR GARDENS, DRIVEWAY & GARAGE
- CONSERVATORY
- ***** VIEWING HIGHLY RECOMMENDED!!!!!!

Green Lane West, Preston PR4 1SL

A rare opportunity to purchase this outstanding two bedroom true bungalow, not overlooked to front or rear and positioned within a highly sought after cul-de-sac, close to Freckleton Village. Briefly comprising: Entrance Vestibule, Lounge, New Fitted Breakfast Kitchen, Conservatory, Inner Hall, Two Double Bedrooms - The Master with En-suite Shower Room and a Bathroom complete the living accommodation. Front and Rear Gardens, Driveway and Detached Garage provide ample off road parking. EPC = D. ***** Viewing Highly Recommended!!!!



2



2



1



D

Council Tax Band: C

Tenure: Freehold



Entrance Vestibule

Composite glazed front door opens into entrance vestibule. Inner door to:

Lounge

17'4" x 11'1"

Deep sill with double glazed UPVC window to the front. Fitted fire surround in cream with marble hearth and free standing electric fire and with sealed gas point. Coved ceiling, wall and ceiling lights, TV aerial point and 2 radiators.

Breakfast Kitchen

15'5" x 9'0"

Double glazed window and door to the rear leading to Conservatory. Recently installed fitted kitchen with a range of eye and base level units with contrasting grey worktops and acrylic panelled splashbacks. Inset induction hob with illuminated cooker hood, built in eye level electric double oven, integrated washer / dryer, inset steel 1.5 bowl sink and drainer with mixer tap, wall mounted condensing combi boiler, vinyl flooring, ceiling spotlights and radiator.

Conservatory

11'6" x 10'0"

Wrap around UPVC double glazed units with French doors leading to rear garden with open aspects, tiled floor and radiator.

Inner Hallway

Laminate wood effect floor, access to part boarded loft with pull down ladder and light. Doors to

Bedroom 1

12'2" x 12'0"

Double glazed window to rear elevation over looking the garden. Ceiling light and radiator.

En-suite Shower Room

6'4" x 5'4"

Double glazed obscure window to side elevation. Three piece suite in white comprising: Corner shower enclosure, mixer shower controls, riser rail and shower attachment. Vanity unit hand basin with mixer tap and low level push button WC flush. Fully tiled walls, inset halogen downlight spotlights, extractor fan and heated towel ladder

Bedroom 2

10'3" x 9'11"

UPVC double glazed window to front elevation, ceiling light and radiator.

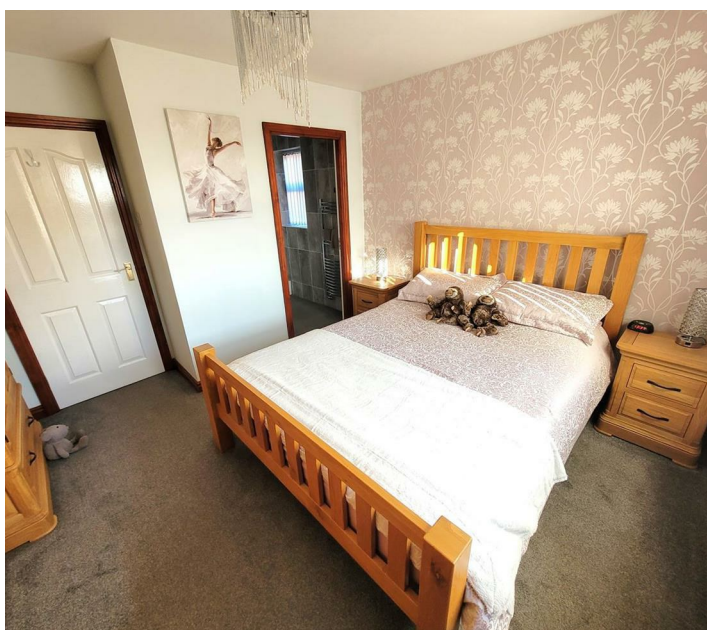
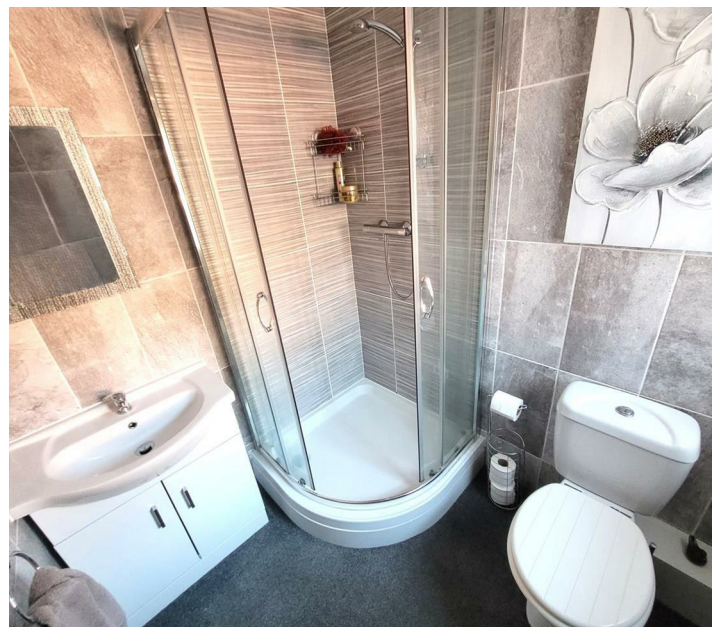
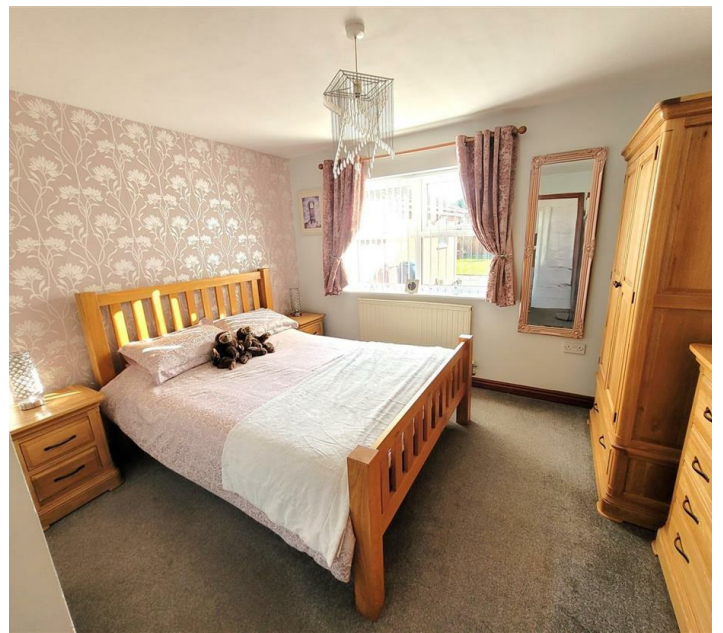
Bathroom

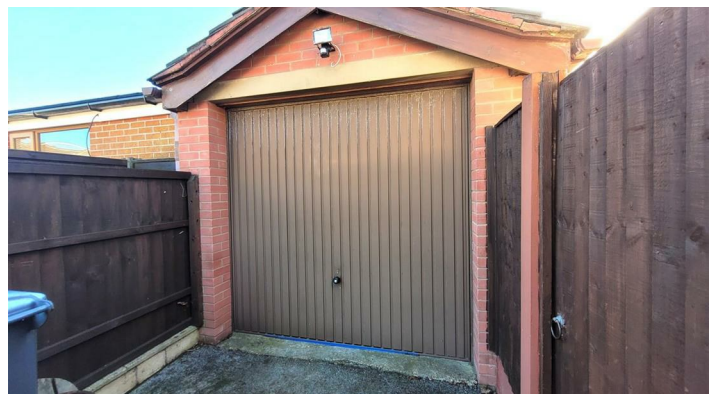
6'3" x 6'3"

Double glazed obscure window to side elevation. Three piece suite in white comprising panel bath with glass screen, mixer shower controls, riser rail and shower attachment. Pedestal wash hand basin with mixer tap and low level push button WC flush. Acrylic panelled splash backs, laminate wood effect floor, inset halogen downlight spotlights, extractor fan and heated towel ladder

Exterior

Open aspects to front with driveway providing ample parking space and leading to detached brick built garage, flagged area with lawn. Timber gate to side provides access to rear garden with wonderful open aspects, bordered by panel fencing, flagged patio areas, external water supply, mature lawn and borders. Viewing is highly recommended to appreciate the location and views on offer with this home.







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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		62
(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



for purposes only. Decorative finishes, fixtures, fittings and furniture are shown in the current state of the property. Measurements are approximate
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