



Preston Old Road, Freckleton, Preston PR4 1PD

Offers In Excess Of £160,000

- BRAND NEW BOILER INSTALLED APRIL 2025
- CHARACTER COTTAGE STYLE PROPERTY SET IN THE HEART OF FRECKLETON VILLAGE
- LARGE MATURE REAR GARDEN WITH FRUIT TREES AND GARAGE / WORKSHOP
- NEWLY INSTALLED ELECTRIC HOB, ILLUMINATED EXTRACTOR AND EYEL LEVEL DOUBLE OVEN / GRILL
- NEW UPVC FRONT DOOR AND WINDOWS TO LOUNGE AND FIRST FLOOR
- TWO BEDROOM EXTENDED END TERRACED
- TWO RECEPTION ROOMS PLUS KITCHEN
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- NEW REAR ROOF AND FEATURE RETAINER GARDEN WALL HAVE BEEN RECENTLY ADDED
- *EPC = D* ***** VIEWING RECOMMENDED!!!

Preston Old Road, Preston PR4 1PD

This Well Presented 2 Bedroom Extended, Cottage Style End Terraced, set in the heart of Freckleton Village. In brief, the property comprises: Lounge, Kitchen and Dining Room complete the living accommodation to the ground floor. There are Two good sized Double Bedrooms and Bathroom WC to the First Floor. Large mature garden to the rear with fruit trees, Driveway provides ample Off Road Parking, Easy access to Lytham St Annes, local beaches, promenades and Preston. UPVC double glazing and central heating throughout. New rear roof and feature retainer garden wall have recently been added. This property has potential to extend upwards into the boarded loft, to the side, rear or internally - subject to planning permission. Brand New Boiler Installed April 2025. EPC = D. **** Viewing Recommended !!!



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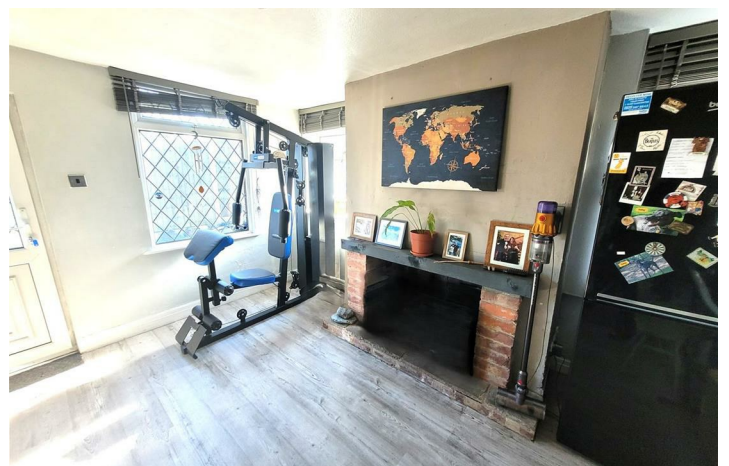
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Council Tax Band: B

Tenure: Freehold



Lounge

12'7" x 13'7"

Composite front door opens into a spacious lounge with UPVC double glazed window to the front. Laminate flooring, ceiling light and two radiators. Stairs to the first floor.

Kitchen

9'6" x 13'7"

UPVC double glazed window to the side. Fitted U shaped kitchen with wall and base units in grey with complimentary laminate worksurfaces. Inset steel 1.5 bowl sink and drainer with mixer tap, newly installed electric hob with illuminated extractor and built in eye level double oven / grill. Tiled splashbacks, ceiling downlighters, tile effect vinyl flooring, plumbing for auto washer and radiator. Open plan to

Dining Room

11'1" x 13'7"

Two UPVC double glazed windows to the rear and further window to the side including glazed exterior door. Stairs to the first floor. Feature brick recessed fireplace with tiled hearth, laminate flooring, ceiling light and radiator.

First Floor Landing

Aforementioned stairs down with spindled balustrade. Built in storage cupboard housing central heating boiler, loft access hatch with pull down ladder - the loft is boarded out for storage and benefits from power and lighting.

Bedroom One

12'7" x 13'7"

Spacious double Bedroom. UPVC double glazed window to the front. Laminate flooring, ceiling light and radiator. Potential to split into two good sized rooms and make into a three bed property.

Bedroom Two

10'9" x 13'7"

Second double bedroom with UPVC double glazed window to the side. Feature vaulted ceiling, ceiling light and radiator.

Bathroom / WC

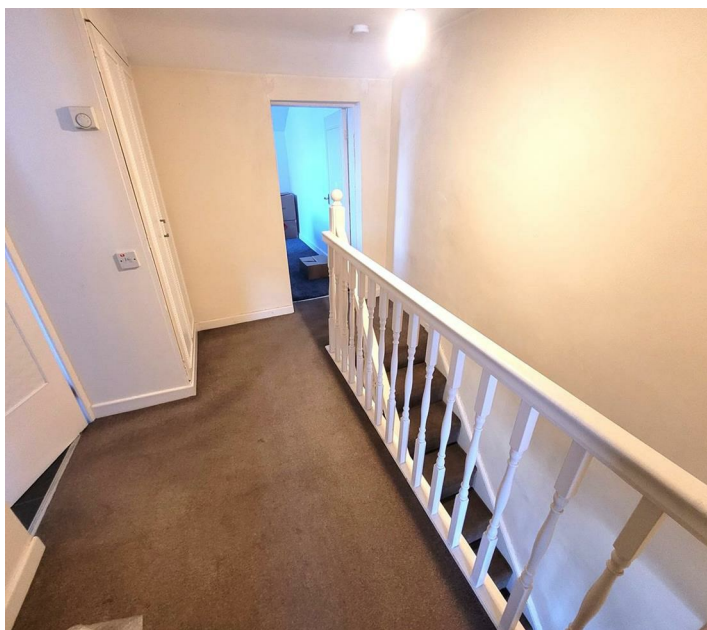
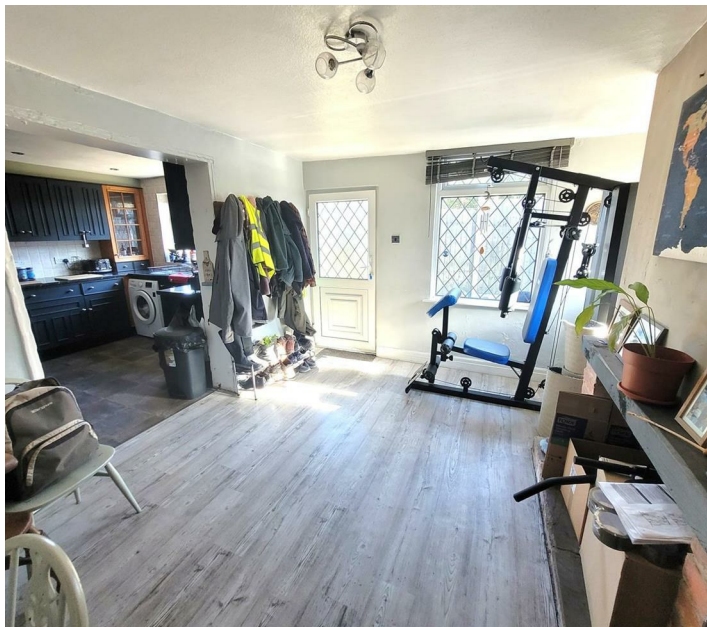
9'6" x 5'6"

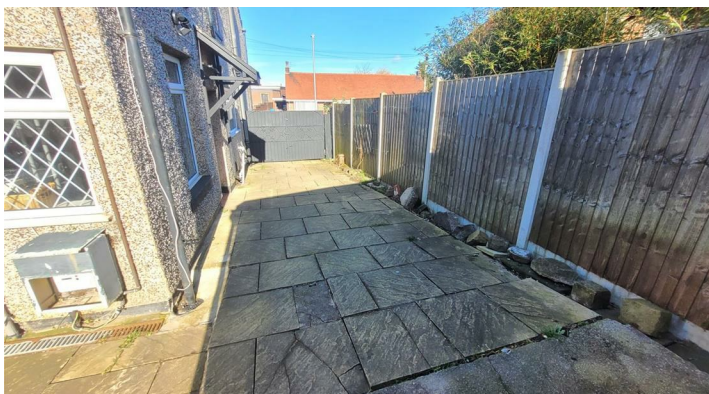
UPVC double glazed obscure window to the side. Three piece suite, comprising: panelled bath with

mixer tap, wall mounted electric shower controls and handheld shower attachment on riser rail. Pedestal wash basin with taps and low level WC with push button flush. Ceramic tiled splashbacks and tile effect flooring, ceiling light and radiator.

Exterior

Paving to the front and driveway to the side providing ample off road parking. Double security gates lead to a large split level rear garden with laid to lawn, mature fruit trees and flower borders, paved patio, new built feature retainer wall and garden water tap. A detached brick built garage / workshop with windows to the side and rear.







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:

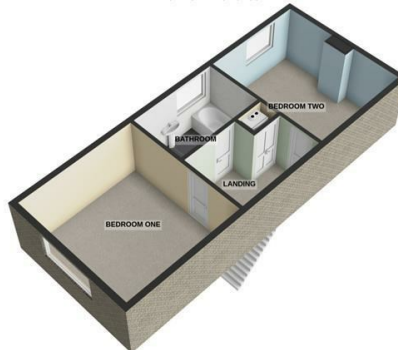
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 64 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

42.7 sq.m. (459 sq.ft.) approx.



FIRST FLOOR
42.9 sq.m. (462 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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