



Sedgeley Mews, Freckleton, PR4 1PT

Asking Price £220,000

- Deceptively Spacious Three Bedroom Family Home
- Beautifully Presented Throughout
- Private and Enclosed Rear Garden
- Viewing Highly Recommended
- Two Double Bedrooms and Further Bedroom
- Located Close to Local Amenities and Transport Routes
- Off Road Parking and Detached Garage
- EPC = C

Sedgeley Mews, Freckleton PR4 1PT

Deceptively spacious three bedroom mews style property situated in the popular sought after area in Freckleton. Fantastic location within walking distance of local shops, amenities and bus routes. Property briefly comprises: Entrance Hall, Lounge and Kitchen Diner. To the first floor is a Double Bedroom with En Suite, Second Double Bedroom, Further Bedroom and Family Bathroom. Private and enclosed rear garden with decked patio area and access to detached garage. Viewing this ideal family home comes highly recommended! EPC = C.



3



2



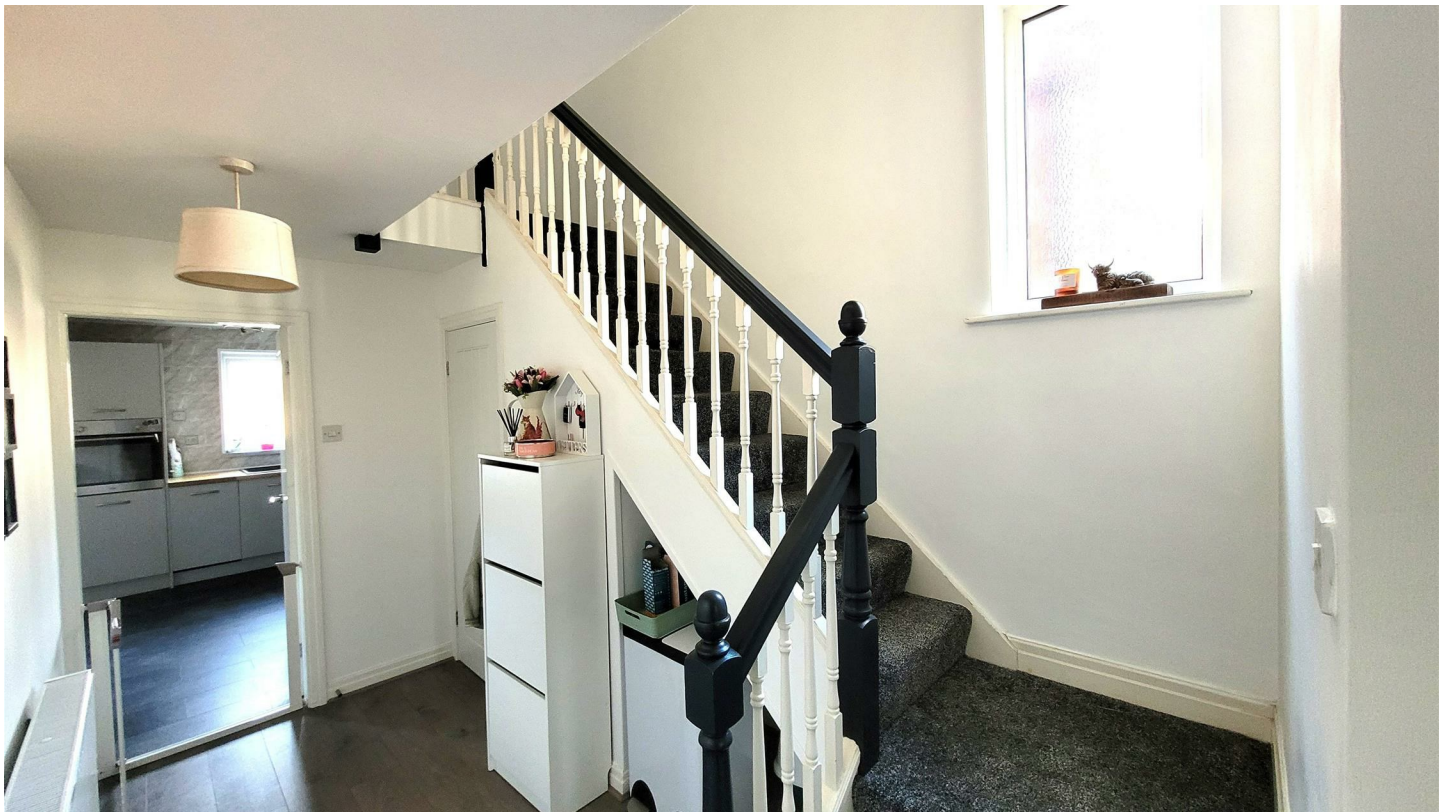
1



C

Council Tax Band: C

Tenure: Freehold



Entrance Hall

Entrance hall with timber effect flooring, panel radiator, two ceiling lights and understairs storage cupboard housing boiler.

Lounge

18'8" x 10'11"

Light and airy lounge with window to front elevation, two panel radiators, two ceiling lights, coving and two wall lights. Double doors lead into Kitchen Diner.

Kitchen Diner

11'9" x 19'8"

Modern fitted Kitchen housing white gloss eye and base level units with wood effect worktops and tiled splashback. Integrated appliances including Logik eye level oven, fridge freezer, five ring gas hob and slimline dishwasher. 1.5 composite sink, cooker hood and breakfast bar. Ceiling light, tile effect flooring, coving and window overlooking rear garden. Dining area houses ceiling light, panel radiator and patio doors leading to rear garden.

Downstairs WC

Two piece suite comprising: low flush WC with splashback and inset hand wash basin over vanity unit with mixer tap and splashback. Heated towel ladder, ceiling light, wood effect flooring, panelled ceiling and frosted window to the side.

Landing

Stairs lead to first floor with timber balustrade, two ceiling lights and frosted window to the side. Storage cupboard and loft hatch with ladder, fully boarded and insulated.

Bedroom One

12'7" x 11'9"

Spacious double bedroom with panel radiator, ceiling light and window to front elevation. Door leads to en-suite.

En-Suite

En-suite shower room with step up corner shower cubicle with waterfall shower and separate handheld shower attachment. Low flush WC and inset sink with mixer tap. Wood effect flooring, panel walls, heated towel ladder, extractor fan and ceiling light.

Bedroom Two

11'6" x 11'5"

Second double bedroom with window to rear elevation, panel radiator and ceiling light.

Bedroom Three

11'6" x 7'8"

Good sized third bedroom with dado rail, wood effect flooring, panel radiator, ceiling light and window to rear elevation.

Bathroom

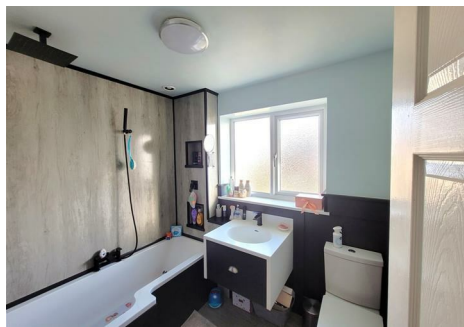
Modern fitted bathroom housing three piece suite comprising: low flush WC, inset hand wash basin over vanity unit with mixer tap and panel p shape bath with waterfall shower, handheld shower attachment and panelled surround. Heated towel ladder, extractor fan, ceiling light, and frosted window.

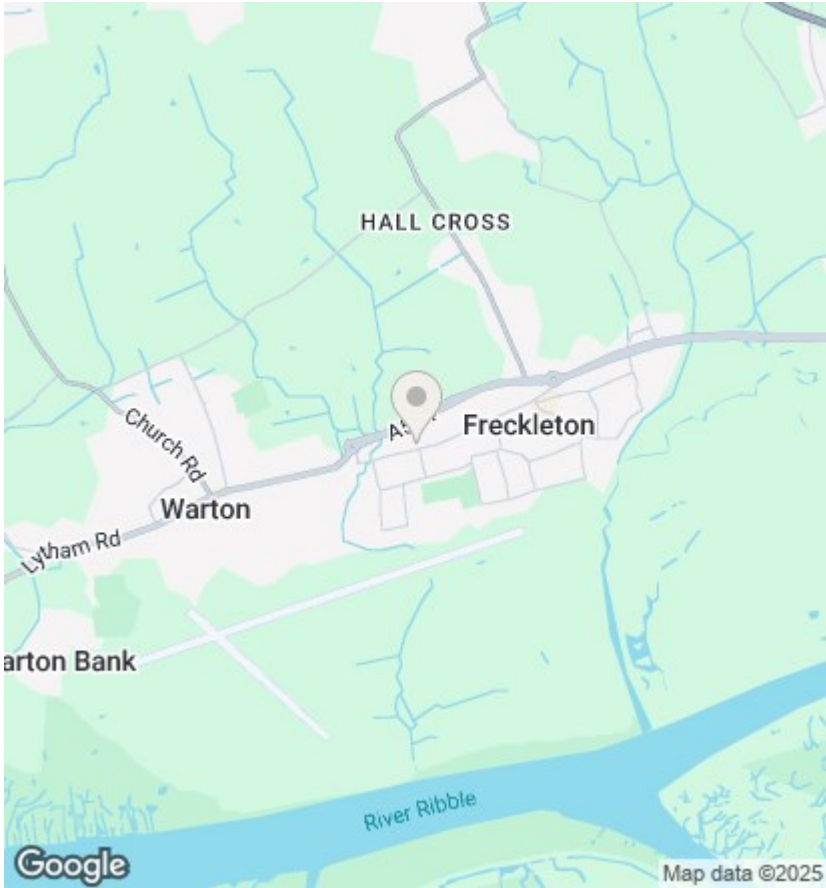
Exterior

Laid to lawn area to the front with off road parking.

To the rear is a private and enclosed rear garden with large decked patio area ideal for outside dining and entertaining. Artificial grass and timber fence surround. Access to detached garage with up and over door, power, light and water.







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:

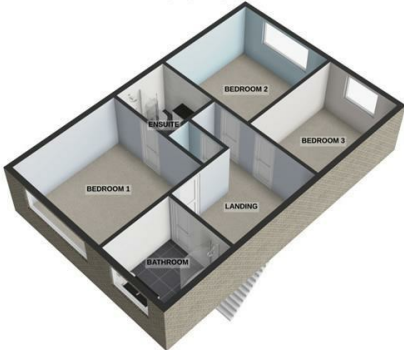
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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

58.0 sq.m. (624 sq.ft.) approx.



FIRST FLOOR
58.0 sq.m. (624 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.

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.