



## Green Lane, Freckleton, Preston, PR4 1RP

- Three Bedroom Semi Detached Dormer Bungalow
- Beautiful Views Over Countryside
  - Close to Local Amenities
  - EPC = D
- Sought After Residential Location
- Marquis Built Bungalow
- Double Glazing and Gas Central Heating Throughout
  - Chain Free

Contact Annette & Team Tempo **NOW**

**01772 633399**  
**info@tempoestates.co.uk**  
**www.tempoestates.co.uk**

# Green Lane, Freckleton, Preston PR4 1RP

Tempo Estates are pleased to bring to the market this three bedroom semi-detached dormer bungalow situated in a much sought-after semi-rural residential location with BEAUTIFUL open views over the local countryside. Marquis-Built bungalow within walking distance of local schools, transport links, BAE systems, Warton and Freckleton village centre. Property Briefly Comprises: Porch, Entrance Hall, Lounge, Kitchen, Double Bedroom, Reception Room and Bathroom. To the First Floor is a further Double Bedroom and additional Bedroom. The property is set within good size gardens with off-road parking and detached garage. Gas central heating and double glazing throughout. Viewing is essential to fully appreciate this property!!



Council Tax Band: C

Tenure: Freehold



### **Porch**

uPVC door leads to brick porch with ceiling light.  
Door leads to hallway.

### **Hallway**

Spacious I-shaped hallway with meter cupboard and panel radiator.

### **Lounge**

14'05 x 11'10

Bright and airy reception room with large uPVC window to the front elevation. Feature stone surround and shelves with electric fire. Coving, ceiling light, two wall lights and two panel radiators.

### **Kitchen**

12'06 x 10'04

Fitted kitchen housing eye and base level units with contrasting worktops and tiled splash back. Integrated appliances including Neff oven, four ring gas hob with cooker hood above, fridge freezer and Hotpoint washer. Cupboard housing boiler, panel radiator, tiled flooring and two ceiling lights. Window to side elevation and patio doors leading to rear garden.

### **Bedroom One**

13'01 x 8'05 plus wardrobes

Double ground floor bedroom with range of built in wardrobes, dresser and overhead storage. panel radiator, window to front elevation and ceiling light.

### **Bathroom**

6'10 x 5'04

Ground floor bathroom housing three piece suite comprising: low flush WC, floating hand wash basin with mixer tap and panel bath with wall mounted shower and folding glass shower screen. Heated towel ladder, tiled walls, tile effect flooring, ceiling light and frosted window.

### **Reception Room**

11'10 x 9'04

Additional reception room with ceiling light, panel radiator, understairs storage and window overlooking rear garden. Stairs lead to first floor.

### **Landing**

Corridor style landing with panel radiator, wall light and eaves storage.

### **Bedroom Two**

14'08 x 8'02

Second double bedroom with ceiling light, panel radiator and eaves storage. Large window to front elevation with spectacular, expansive views over Winter Hill right through to North Wales.

### **Bedroom Three**

10'9" x 10'0" to max

L shaped third bedroom with large window overlooking spectacular views. Panel radiator, ceiling light and eaves storage.

### **Exterior**

Laid to lawn area to the front of the property with borders of mature shrubs and plants. Timber fence surround and iron gates giving access to Indian stone paved driveway, leading to detached double garage with uPVC door and windows.

Timber gate leads to enclosed rear garden with timber fence surround. Mainly laid to lawn with Indian stone paved patio area and paved pathway leading to rear patio area with planter boxes. Outside 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:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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. Made with Metropix © 2025

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