

Kirkham Road, Freckleton, PR4 1HS

Asking Price £225,000

- EXTENDED THREE BEDROOM END TERRACED HOUSE
- FANTASTIC ACCOMMODATION ACROSS THREE FLOORS
- MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING FOR TWO CARS
- ***** VIEWING HIGHLY RECOMMENDED !!!
- SUPERB FAMILY LIVING DINING KITCHEN WITH BI FOLDING DOORS
- ADDITIONAL GROUND FLOOR WC
- APPROX 125 FEET LONG REAR GARDEN WITH SEMI RURAL VIEWS
- EPC =

Kirkham Road, Freckleton PR4 1HS

A credit to its present owners, Tempo are delighted to offer to the market this Immaculately Presented Three Bedroom Period End Terraced House, Set Across Three Floors. In brief, the property comprises: Entrance Hall, Lounge, Ground Floor WC, Superb Extended Living Dining Kitchen with Bi Folding Doors and a separate Utility Room complete the living accommodation to the Ground Floor. There are Two Double Bedrooms - The Master Bedroom being En-suite and a Family Shower Room to the First Floor. A further Third Double Bedroom to the Second Floor. Large rear garden - not overlooked with semi rural views to the rear and off road parking for two cars to the front. EPC = D. **** Viewing Highly Recommended!!!



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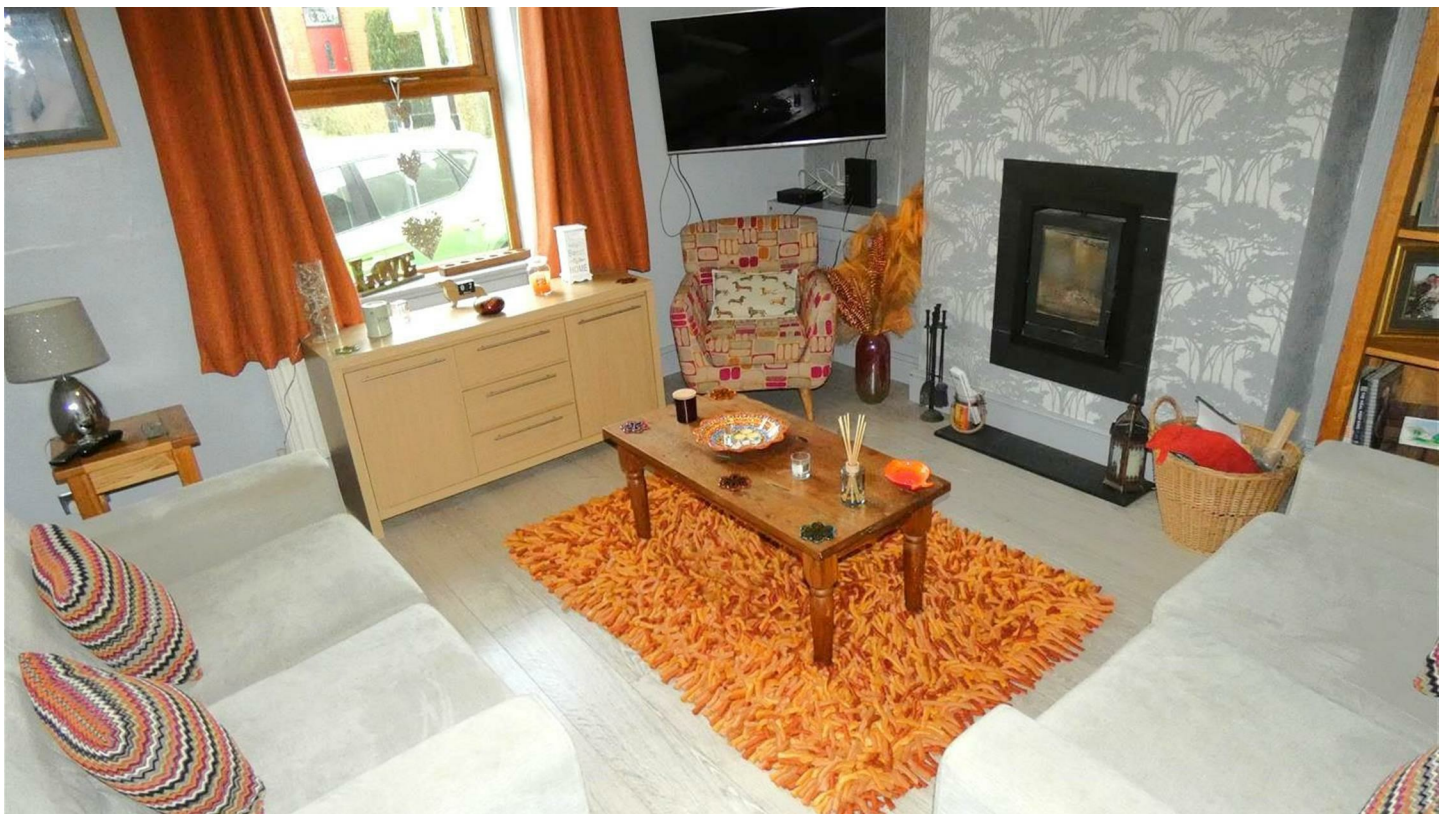
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Council Tax Band: B

Tenure: Freehold



Entrance Hall

Composite glazed front door opens into the entrance hall. Stairs up to the first floor, ceiling light, laminate flooring and contemporary radiator.

Ground Floor WC

UPVC obscure window to the rear. Combined hand wash basin with waterfall mixer tap and low level WC with push button flush. Ceiling light, laminate floor and radiator.

Lounge

13'5" x 13'5"

UPVC double glazed window to the front. Wood burning stove fire to chimney breast, coved ceiling and light, laminate floor and radiator.

Living Dining Kitchen

17'8" x 18'0"

Fabulous family room with a span of bi folding doors to the rear and two Velux ceiling windows allowing plenty of natural light. Fitted bank of units including fixed island with seating. Complimentary worksurfaces and Mermaid Board splashbacks. Inset steel 1.5 bowl sink and drainer with mixer taps and boiling tap, Caple induction hob with combined extractor fan, Bosh electric eye level oven and microwave including hot drawer, Integrated dish washer, American style Fridge Freezer, laminate flooring, inset ceiling downlighters and vertical graphite radiator.

Utility Room

7'6" x 6'4"

UPVC double glazed window to the front. Fitted wall and base units with complimentary laminate worksurfaces. Plumbing for auto washer, wall mounted condensing combi boiler and laminate flooring.

First Floor Landing

UPVC double glazed window to the rear.

Aforementioned turned stairs with spindled balustrade down to ground floor and further stairs to the second floor. Ceiling light and doors to the following rooms:

Bedroom One

13'5" x 10'1"

UPVC double glazed window to the front. Fitted floor to ceiling wardrobes including some mirrored robes. Ceiling light and radiator.

Ensuite Shower Room

UPVC double glazed obscure window to the front.

Three piece suite comprising: step in shower enclosure with mixer controls and shower attachment on riser rail and rain shower. Vanity Unit wash basin with mixer tap and low level WC push button flush. Mermaid Board panelled shower splash back, tiled walls, vinyl floor, extractor fan, inset ceiling downlighters and fitted mirror with downlighters.

Bedroom Two

12'5" x 10'6"

UPVC double glazed window to the rear, ceiling light and radiator.

Family Bathroom

Three piece suite comprising: step in corner shower enclosure with mixer controls and shower attachment on riser rail. Large vanity wash basin with mixer taps and low level WC push button flush. Fitted mirror with down-lights, Glass blocks allowing natural light, tiled walls and floor, Mermaid Board shower splash back, extractor fan, inset ceiling downlighters and heated towel ladder.

Second Floor Bedroom Three

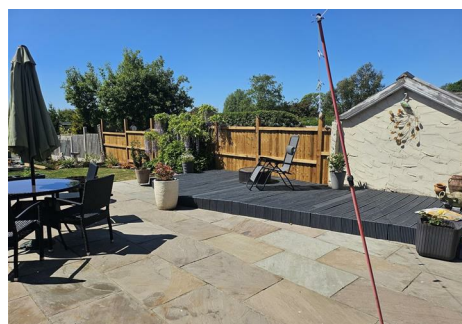
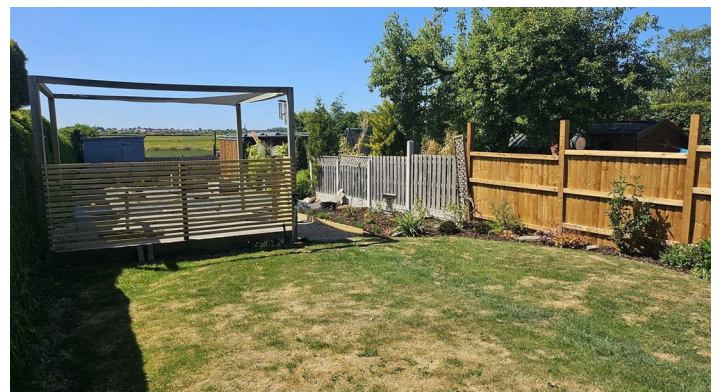
12'5" x 13'1"

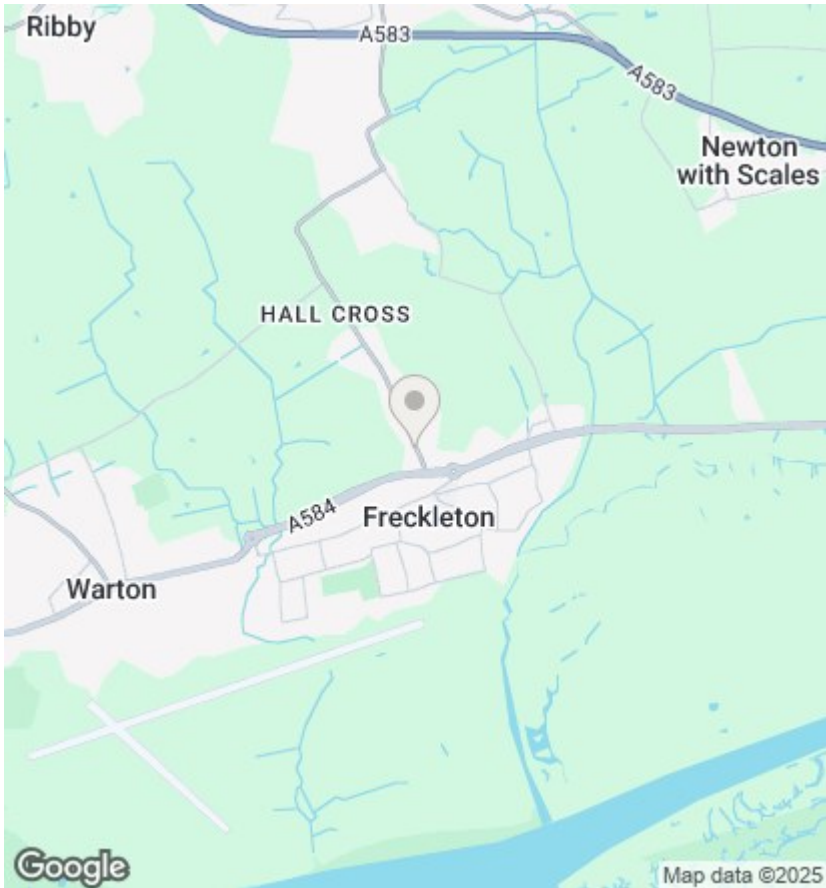
Aforementioned stairs down to first floor, vaulted ceiling with 2 Velux ceiling windows. Fitted storage cupboards to eaves, inset downlighters and radiator.

Exterior

Parking spaces created to the front, allowing off road parking. Approx 125 feet long rear garden with Indian stone patio and semi rural uninterrupted views. Garden water tap, raised BBQ area and exterior lights.







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		
(81-91) B		79
(69-80) C	65	
(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



FIRST FLOOR
45.4 sq.m. (488 sq.ft.) approx.



SECOND FLOOR
16.3 sq.m. (176 sq.ft.) approx.



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