

Ferndale Close, Freckleton, PR4 1TQ

Asking Price £207,000

- BEAUTIFULLY PRESENTED TWO BEDROOM SEMI DETACHED HOUSE
- WALKING DISTANCE TO FRECKLETON VILLAGE WITH GOOD TRANSPORT LINKS TO FYLDE COAST AND M55 MOTORWAY
- DRIVEWAY & GARAGE PROVIDE OFF ROAD PARKING
- ***** MUST BE VIEWED TO FULLY APPRECIATE !!!!
- MODERN SOUGHT AFTER DEVELOPMENT WITH PLEASANT LANDSCAPED VIEW
- FEATURE VAULTED CEILING & GALLERIED LANDING
- LOVELY MANICURED GARDENS

Ferndale Close, Freckleton PR4 1TQ

Beautifully Presented Two Bedroom, Modern Semi Detached House, located within walking distance of Freckleton Village. In brief, the property comprises: Entrance Porch, Lounge with feature vaulted ceiling, Dining Room and open plan to a Fitted Kitchen complete the living accommodation to the ground floor. There are Two Bedrooms, feature galleried landing and Bathroom to the First Floor. Pleasant landscaped gardens to front and rear and brick built garage and driveway provide ample off road parking. EPC = C. **** Must be viewed to fully appreciate !!!!



Council Tax Band: B

Tenure: Freehold



Entrance Porch

UPVC glazed front door opens into the entrance porch. Ceiling light, vinyl floor and new vertical graphite radiator.

Lounge

14'9" x 14'9"

UPVC double glazed window to the front. Feature vaulted ceiling and spindled stairs to the first floor. Marble type fire surround with matching back panel and hearth with inset electric fire. Storage cupboard under stairs, coving, ceiling light and two radiators. Open plan to -

Dining Room

10'8" x 7'5"

UPVC double glazed French doors to the rear. Coving, ceiling light and radiator. Open plan to-

Kitchen

10'9" x 5'8"

UPVC double glazed window to the rear. U shaped modern fitted kitchen with a range of eye and base level units in gloss white with complementary laminate worktops. Inset gas hob and electric oven under counter and illuminated cooker hood above. Inset steel 1.5 bowl sink with drainer with mixer tap, separate integrated fridge and freezer under counter. Plumbing for auto washing machine, ceramic tiled splashbacks and floor, ceiling light and radiator.

Galleried Landing

UPVC double glazed window to the side. Feature galleried landing with brick pillar and spindled balustrade with aforementioned stairs down to ground floor. Ceiling light and radiator.

Bedroom 1

10'9" x 7'10"

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

Bedroom 2

9'10" longest point x 7'5"

UPVC double glazed window to the rear, fitted wardrobes and matching cupboards, ceiling light and radiator.

Bathroom

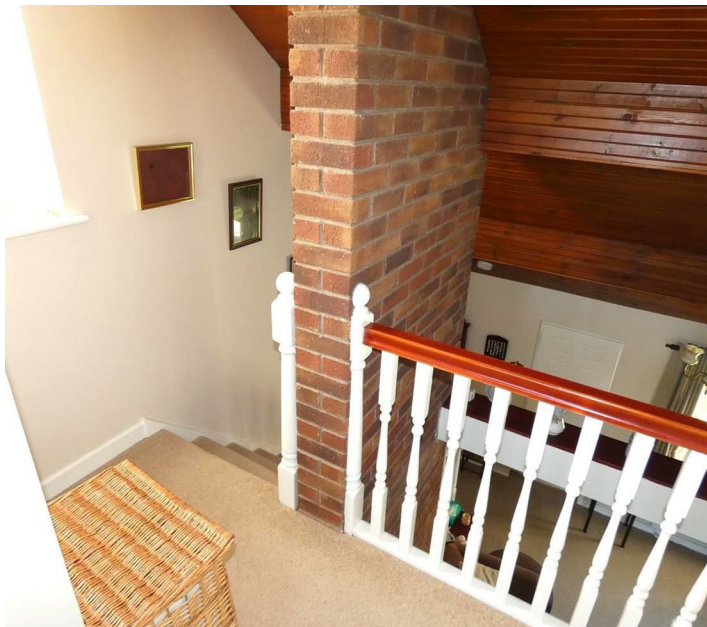
6'2" x 5'10"

UPVC double glazed frosted window to the front. Three piece suite comprising - panelled bath with

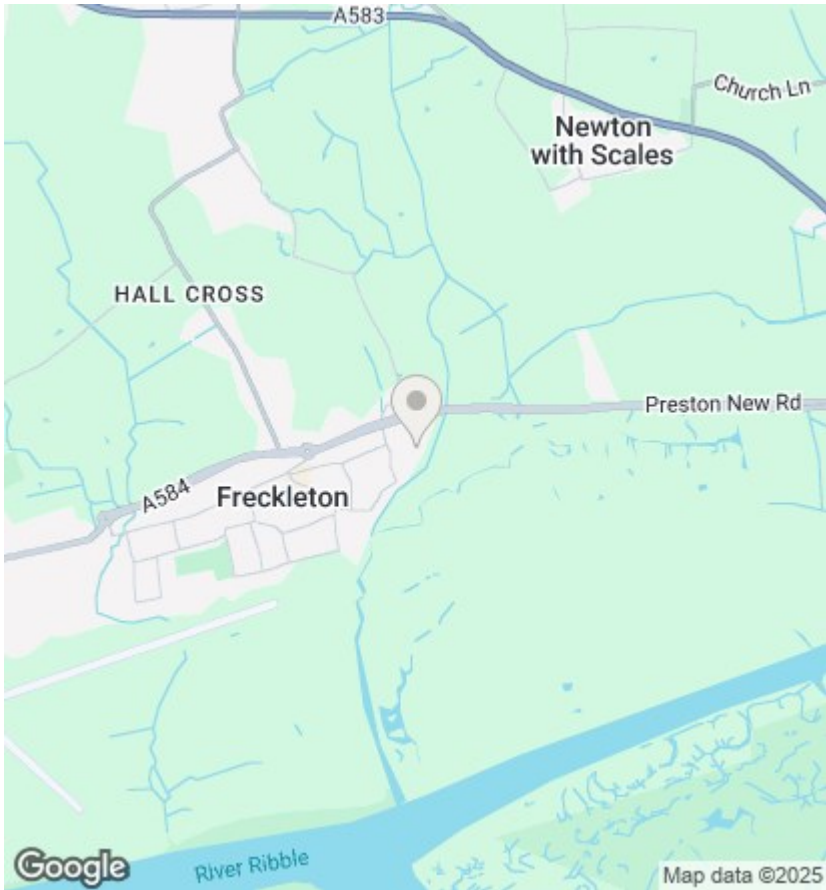
glass shower screen, mixer taps, mixer shower controls and shower attachment on riser rail. Vanity unit washbasin with mixer taps and integral WC with push button flush. Fully ceramic tiled walls and floor, extractor fan, ceiling light and radiator.

Exterior

Open landscaped garden to the front and ample off road parking with driveway to the side leading to the brick built garage, with up and over door and power and lighting. A private manicured rear garden, not directly overlooked, with laid to lawn, Indian stone paved patio and a good mix of mature trees and shrubs







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.

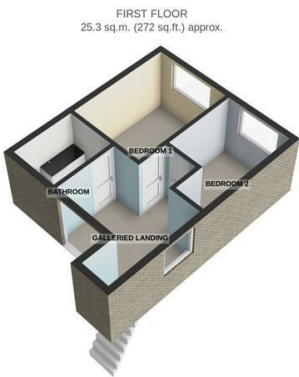
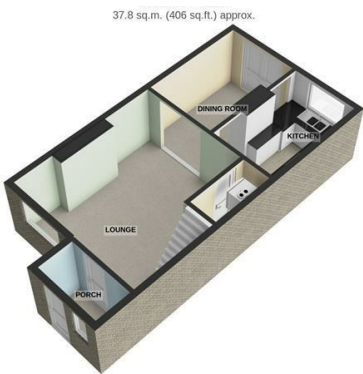
Viewings

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	70	
(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 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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