



Tarnbrick Avenue, Freckleton PR4 1PN

Asking Price £199,950

- ***** IN NEED OF REFURBISHMENT AND OFFERS AN EXCELLENT OPPORTUNITY
- EXTENDED BATHROOM AND ADDITIONAL UTILITY ROOM
- EASY MANAGEABLE INDIAN STONE PAVED GARDENS FRONT & REAR
- SOUGHT AFTER POSITION CLOSE TO FRECKLETON VILLAGE CENTRE
- MARQUIS BUILT FOUR BEDROOM SEMI DETACHED DORMER BUNGALOW
- FOUR DOUBLE BEDROOMS
- DRIVEWAY AND DETACHED GARAGE
- EPC =

Tarnbrick Avenue, Preston PR4 1PN

***** IN NEED OF REFURBISHMENT. Tempo offer to the market this Marquis built Four Bedroom Semi Detached Dormer Bungalow which offers an excellent opportunity. The property is handily positioned close to Freckleton Village Centre and excellent transport links. In brief the accommodation comprises: Entrance Hall, Lounge, Kitchen, Utility Room, Extended Bathroom and Two Double Bedrooms to the Ground Floor and two further Double Bedrooms to the First Floor. Easy manageable Indian stone paved gardens front and rear and a driveway and detached garage provide ample off road parking EPC = *****EARLY VIEWING IS ESSENTIAL !!!!



Council Tax Band: C

Tenure: Freehold



Vestibule

UPVC glazed front door opens into entrance vestibule. Inner door to-

Entrance Hall

Open plan turned stairs to first floor. Ceiling light, 2 x radiators. Doors to-

Lounge

14'1" x 11'9"

UPVC double glazed bay window to the front. Stone built fireplace, ceiling light and radiator.

Kitchen

13'3" x 9'6"

UPVC double glazed window to the side. Fitted wall and base units, stainless steel sink, drainer and mixer tap. Ceiling light and radiator. Glazed door with attached windows to the rear, open to-

Utility Room

6'2" x 9'10"

Wrap around UPVC double glazed windows and door open to the rear garden. Plumbing for auto washer and ceiling light.

Bedroom 1

17'4" x 10'2"

UPVC double glazed window to the rear. Ceiling light and radiator.

Bedroom 2

12'7" x 10'2"

UPVC double glazed bay window to the front. Ceiling light and radiator.

Bathroom

8'3" x 6'2"

Extended Bathroom. Four piece suite comprising - Panelled bath with taps, shower enclosure with mixer shower, pedestal wash basin and taps and low level push button WC flush. Ceiling light and radiator. UPVC double glazed frosted window to the rear.

First Floor Landing

UPVC double glazed window to the rear. Aforementioned stairs down to Ground Floor. Ceiling light and doors to-

Bedroom 3

10'5" x 10'0"

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

Bedroom 4

10'5" x 10'0"

UPVC double glazed window to the rear. Fitted cupboards to eaves, further storage cupboard housing central heating boiler, ceiling light and radiator.

Exterior

Easy manageable gardens to front and rear, paved in Indian stone including driveway to the side, leading to a detached brick built garage with up and over door, personal access door and window and power and lighting.



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:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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
23.6 sq.m. (254 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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