



## Cookson Close, Freckleton, Preston, PR4 1SY

O.I.R.O £199,950

- Beautifully Presented Two Bedroom Semi-Detached True Bungalow
- Improved Considerably By Its Present Owners
- New UPVC Double Glazed Windows, Doors And Radiators Fitted Throughout
- Easy To Maintain South West Facing Garden
- Great Location Situated In Freckleton Village
- New Kitchen And Shower Room
- Large Garage, Summer House And Driveway
- \*\*\*\*Viewing Highly Recommended!

# Cookson Close, Freckleton, Preston PR4 1SY

Beautifully Presented Two Bedroom Semi-Detached True Bungalow, to which has been improved considerably and is a credit to its present owners. Ideally placed close to Freckleton Village. The accommodation briefly comprises - Entrance Hall, Lounge, New Fitted Kitchen, Two Bedrooms and a Fantastic New Shower Room WC. Easy Maintainable gardens to the front and South West facing to the rear, garden summer house, driveway and large garage / workshop. New UPVC double glazing, doors and radiators fitted throughout. EPC = D. \*\*\*\* Viewing Highly Recommended!!!



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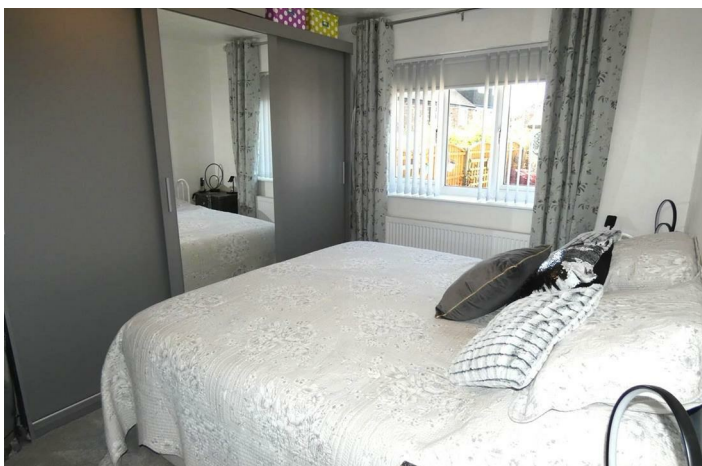
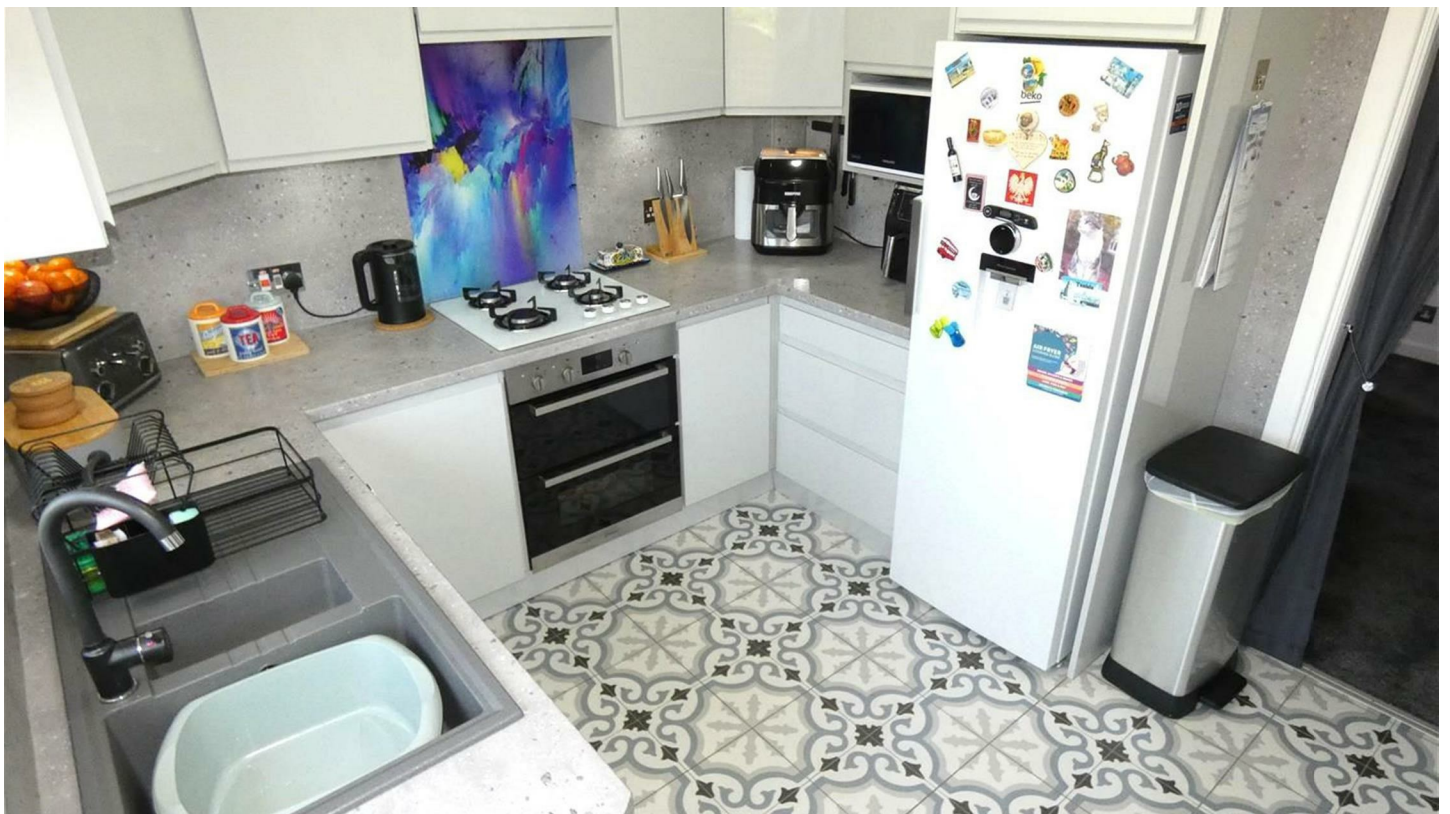
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D

Council Tax Band: C

Tenure: Freehold



### Entrance Hall

New composite door opens into the L-shaped hallway. Ceiling light, radiator and loft access hatch with pull down ladder and loft space is boarded for storage and with fitted central heating boiler and lighting.

### Lounge

16'5" x 10'10"

Large, bright and airy Living Room with UPVC double glazed window to front elevation. New flush fitted living flame gas fire, ceiling light and radiator.

### Kitchen

9'10" x 9'0"

Newly fitted Fitted kitchen with eye and base level units in U shaped design with complimentary work surfaces with matching splashback panels and LED downlighting under wall cupboards. 1.5 bowl graphite resin sink, drainer and mixer tap, inset gas hob with glass splashback plate and illuminated cooker hood and built in under counter electric double oven / grill. Striking tiled floor and graphite vertical radiator.

### Bedroom 1

12'7" x 9'10"

Double master bedroom with UPVC window to rear elevation. Built in wardrobes, shelves and cabinets providing ample storage space. Ceiling light and radiator.

### Bedroom 2

8'10" x 9'10"

Double second bedroom with UPVC double glazed window to front elevation. Sliding mirrored wardrobes, ceiling light and radiator.

### Shower Room

6'4" x 5'4"

Newly fitted three piece suite in white comprising: low push button flush WC, vanity wash basin with satin black mixer tap and step in shower enclosure with acrylic shower splashback panels, satin black mixer controls, riser rail and attachment and rain shower. Frosted UPVC double glazed window to side elevation. Fully tiled walls and floor, contemporary curved fitted storage cabinet, extractor fan, ceiling light and graphite heated towel ladder.

### Garage

21'0" x 12'4"

Large L-shaped garage with up and over door, UPVC personal access door and two UPVC windows overlooking the rear garden. Power supply and lighting.

### Exterior

To the front of the property: large concrete drive providing space for multiple cars and easy to maintain stone chipped area.

The the rear of the property: large garage and new timber security gate, leading to the south west facing sunny rear garden. Easy to maintain garden with Indian stone paved patio area perfect for outside dining and entertainment. Stone chipped area, borders of mature plants and shrubs, flower beds and side access to the garage through UPVC door. Additional useful summer house / garden room with fitted blinds 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:

D

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>86</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>68</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (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 |

GROUND FLOOR  
55.9 sq.m. (602 sq.ft.) approx.



for purposes only. Decorative finishes, fixtures, fittings and furniture shown are for illustrative purposes only. Measurements are approximate. Made with Metropix © 2025

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