



Eastway, Freckleton, Preston, PR4 1AL

Asking Price £175,000

- Two Bedroom Semi Detached True Bungalow
- BRAND NEW uPVC Double Glazing
- Low Maintenance Gardens
- EPC = D
- Walking Distance to Bus Routes and Village Centre
- Driveway Leading to Garage
- Quiet Cul De Sac Location
- NO CHAIN DELAY !!!

Eastway, Freckleton, Preston PR4 1AL

Tempo are delighted to offer to the market this two bedroom semi detached true bungalow situated within walking distance of local bus routes and the village centre. The accommodation briefly comprises of porch, entrance hallway, lounge, kitchen, conservatory, two double bedrooms and shower room / WC. Externally the property has ample driveway parking which leads to a detached single garage. Low maintenance front and rear gardens. BRAND NEW UPVC double glazing and gas central heating throughout. NO CHAIN DELAY! EPC = D



2



1



1



D

Council Tax Band: C

Tenure: Freehold



Entrance

Side entrance with UPVC glazed door opening into the porch with fitted meter cupboard. Inner glazed door to:

parking. Low maintenance paved front and rear gardens with dwarf brick wall to the front. Exterior water tap and lighting.

Entrance Hall

Inset LED ceiling downlighting, loft access hatch and radiator. Doors to the following rooms:

Lounge

11'0" x 15'6"

Two brand new, modern uPVC double glazed windows to the front, stone fireplace and hearth with inset living flame gas fire, TV aerial point, 2 x ceiling lights and radiator.

Kitchen

7'5" x 12'2"

A range of eye and base level units with complementary worktops and tiled splashback. Stainless steel sink and drainer with mixer tap, four ring electric hob with oven below and chimney cooker hood above. UPVC window to the rear, freestanding fridge freezer, under counter space for appliances. Vinyl flooring, ceiling light, cupboard housing boiler and door to conservatory.

Conservatory

6'10" x 6'4"

Brick and UPVC built conservatory with vinyl flooring and windows to all three aspects including exterior glazed door.

Bedroom 1

11'0" x 14'0"

Double bedroom with two brand new, modern uPVC windows to the front. Built in wardrobes, ceiling light and radiator.

Bedroom 2

11'0" x 10'4"

Double bedroom with two brand new, modern uPVC windows to the rear. Ceiling light and radiator.

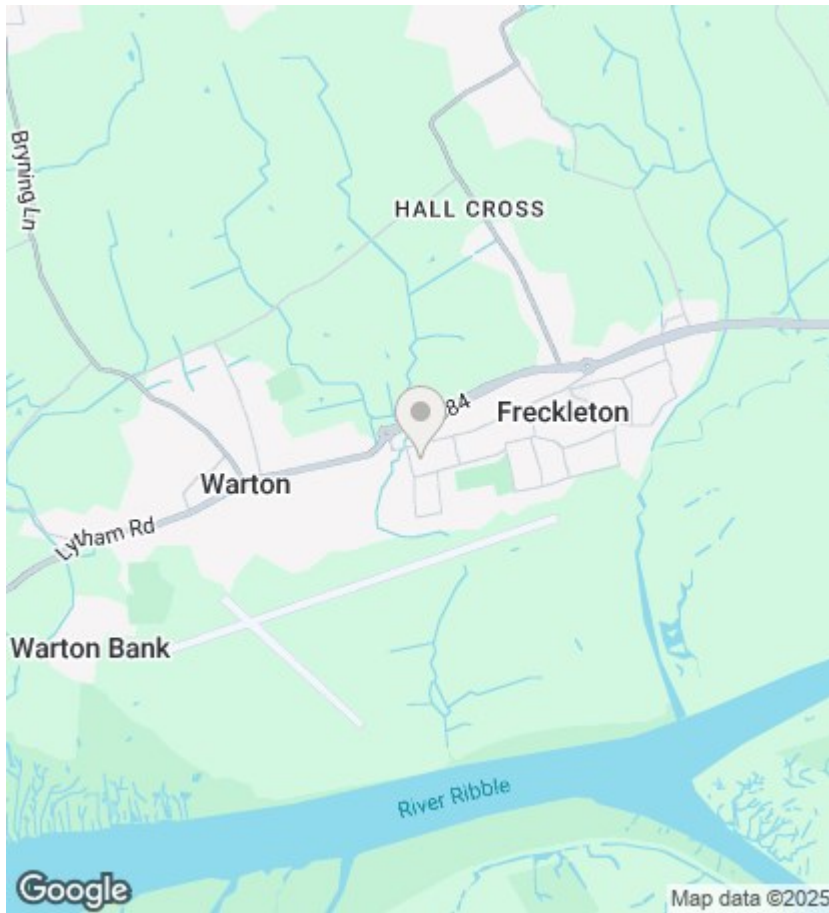
Shower Room / WC

0'0" x 0'0"

UPVC double glazed frosted window to the rear. Three piece suite comprising: low flush push button WC, pedestal hand wash basin with taps and step in shower enclosure with electric controls, riser rail and shower attachment. Ceiling light vinyl flooring, ceramic tiled walls, extractor fan and radiator.

Exterior

Tarmac driveway to the side of the property leading to single detached garage providing ample off road



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		83
(69-80) C	66	
(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	

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Metropix C2024

Misrepresentation Act 1967:- tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.