



## Preston Old Road, Preston, PR4 1HD

£225,000

- \*\*\*\*IN NEED OF REFURBISHMENT BUT OFFERS EXCELLENT POTENTIAL
- FOUR BEDROOMS AND SPACIOUS BATHROOM
- STUNNING VIEWS OVER FRECKLETON MARSH
- GARAGE PROVIDES OFF ROAD PARKING
- DOUBLE FRONTED PERIOD END TERRACED HOUSE SET IN THE HEART OF FRECKLETON VILLAGE
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN



# Preston Old Road, Preston PR4 1HD

Double fronted 4 Bedroom period end terraced house, set in the heart of Freckleton Village and whilst requiring refurbishment, it does however offer excellent potential. In brief, the property comprises: Entrance Vestibule and Hall, Two Reception Rooms, Kitchen, Conservatory, Utility Room and Ground Floor WC complete the living accommodation to the ground floor. There are Three good sized Double Bedrooms and further single 4th Bedroom along with a spacious Bathroom to the First Floor. Side passageway giving access to the rear and large mature garden with stunning views over Freckleton Marsh. A large garage to the rear provides off road parking. EPC =



Council Tax Band: C

Tenure: Freehold



### **Entrance Hall**

Timber front door opens into vestibule. Inner door opens into a good sized hall with turned stairs up and built in storage cupboard. Doors to -

### **Reception Room One**

14'1" x 14'3"

UPVC double glazed window to the front, Adams style fireplace with tiled hearth and back, cornice and ceiling rose and light, fitted meter cupboards and radiator.

### **Reception Room Two**

12'2" x 11'5"

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

### **Kitchen**

10'2" x 12'4"

Double glazed window to the rear. Fitted eye and base level units with contrasting worktops and Belfast sink with mixer tap. Electric cooker point, tiled splashbacks. quarry tiled floor, housing for condensing combi boiler, ceiling light and radiator. Timber glazed door to -

### **Conservatory**

9'6" x 13'1"

Wrap around UPVC double glazed windows with French doors and further glazed door to the garden. Tiled walls and floor

### **Utility Room**

7'10" x 9'2"

UPVC double glazed window to the rear. Plumbing for auto washer and ceiling light.

### **Ground Floor WC**

UPVC double glazed window to the rear. Two piece suite comprising - hand wash basin with taps and low level push button WC flush.

### **First Floor Landing**

UPVC double glazed window to the rear. Aforementioned turned stairs down with spindled balustrade. Ceiling light and doors to -

### **Bedroom 1**

13'6" x 13'1"

UPVC double glazed window to the front, fitted wardrobes, ceiling light and radiator.

### **Bedroom 2**

11'1" x 14'5"

UPVC double glazed window to the rear with stunning views over Freckleton Marsh. Ceiling and wall lights and radiator.

### **Bedroom 3**

12'4" x 11'9"

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

### **Bedroom 4**

8'11" x 7'10"

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

### **Bathroom**

8'1" x 13'5"

UPVC double glazed window to the rear. Spacious room with Four piece suite comprising - Large walk in shower with acrylic panelled splashbacks, mixer controls, riser rail and attachment and rain shower. Pedestal washbasin with taps, bidet with mixer tap and low level handle WC flush. Half tiled walls and vinyl floor, heated towel ladder and further radiator. Loft access hatch with pull down ladder.

### **Garage**

Large brick built garage at the far end of the rear garden and accessed via Poolside. With power and lighting, personal access door and up and over door requiring attention.

### **Exterior**

Gated covered passageway gives access from the main road frontage to the rear. Large mature garden with stunning rural views with paved patios and steps leading down to the garage.

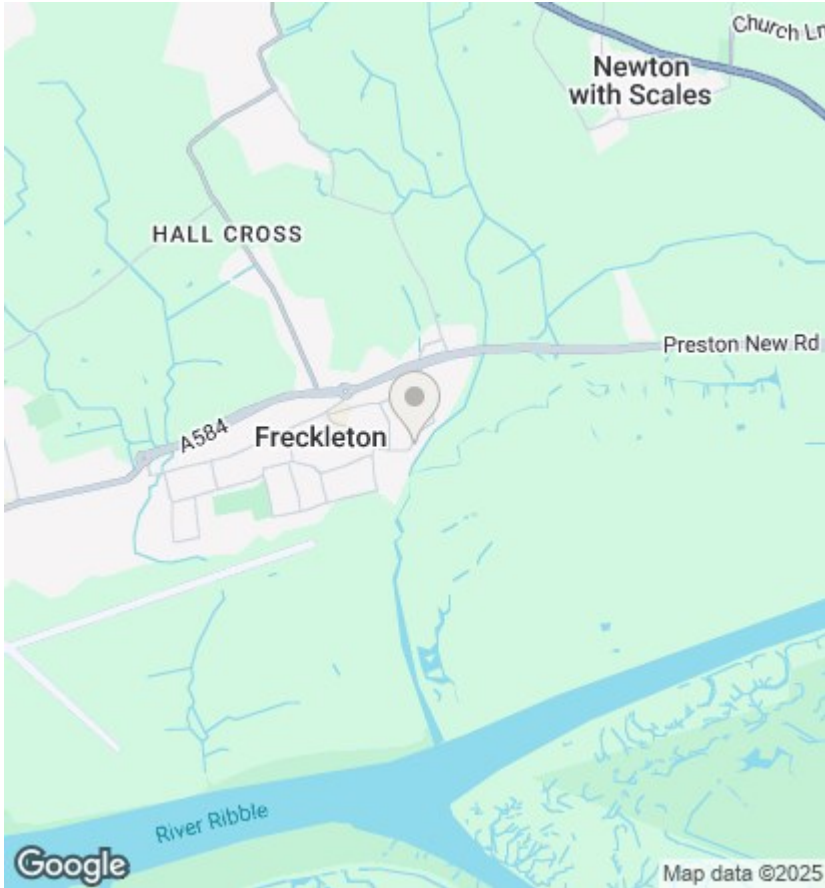












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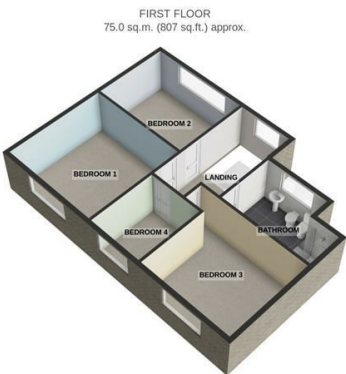
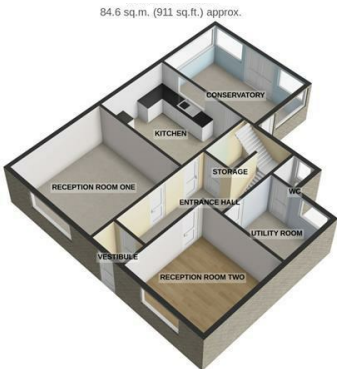
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	



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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