



Mill View, Freckleton, Preston, PR4 1YQ

Asking Price £325,000

- THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A GOOD SIZED PLOT
- TWO RECEPTION ROOMS PLUS STUDY
- SPACIOUS LIVING ACCOMODATION
- *****SOUGHT AFTER LOCATION !!!!!
- CLOSE TO THE HEART OF FRECKLETON VILLAGE AND TRANSPORT LINKS TO THE FYLDE COAST
- GROUND FLOOR AND FIRST FLOOR BATHROOMS
- DRIVEWAY PLUS LARGE TANDEM GARAGE / WORKSHOP

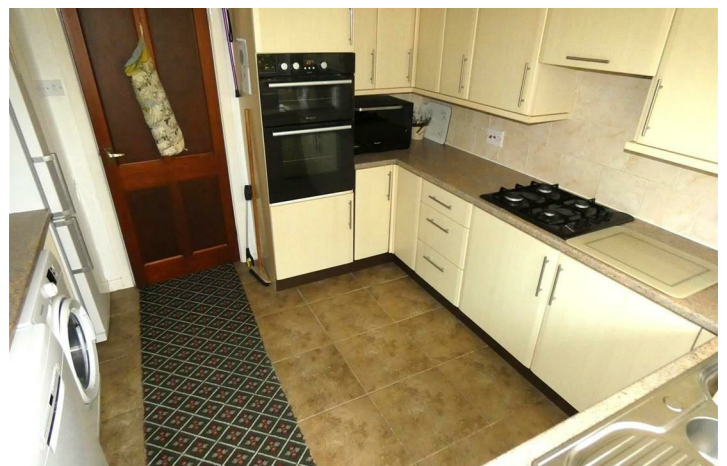
Mill View, Freckleton, Preston PR4 1YQ

Tempo are delighted to present to the market this Three Bedroom Detached House, occupying a good sized plot and located within walking distance of Freckleton Village. In brief, the property comprises: Entrance Porch, Hall, Lounge, Dining Room, Fitted Kitchen, Bedroom One, Family Bathroom and Rear Conservatory complete the living accommodation to the Ground Floor. There are Two further Double Bedrooms, Study and Second Bathroom to the First Floor. Pleasant landscaped gardens to front and rear and large brick built tandem garage and driveway provide ample off road parking. EPC = **** A rare opportunity to buy this fine property, to which offers excellent potential in this sought after location.



Council Tax Band: D

Tenure: Freehold



Entrance Porch

Wrap around UPVC double glazing and exterior door to the side. Tiled floor and glazed inner door to -

Entrance Hall

UPVC double glazed frosted window to the side. Turned stairs up to the first floor with built in storage cupboard under and radiator.

Lounge

14'3" x 17'5"

UPVC double glazed bay window to the front and two further windows to the side. Adams style fire surround with living flame gas fire and marble back panel and hearth. Coving, ceiling lights, radiator and double doors to -

Dining Room

15'8" x 11'7"

Two UPVC double glazed windows to the side, coving, ceiling light and radiator.

Kitchen

10'7" x 10'8"

UPVC double glazed window and exterior door to the side. Fitted kitchen with maple wall and base units with complimentary laminate worksurfaces and LED lighting under wall cupboards. Inset 1.5 bowl steel sink and drainer with mixer tap, gas hob and built in eye level double oven / grill. Tiled splashbacks and floor, ceiling spotlights, plumbing for auto washer and dishwasher and recently installed wall mounted condensing combi boiler.

Inner Hall

Coving, ceiling lights and doors to -

Bedroom 1

14'5" x 10'8"

UPVC double glazed window to the rear and further frosted window to the side. Fitted wardrobes with matching knee hole dressing table, free standing bedside units and wall mounted headboard. Coving, ceiling light and radiator.

Family Bathroom

8'7" x 8'5"

UPVC double glazed frosted window to the rear. Four piece suite comprising - Panelled bath with taps, step in shower enclosure with mixer controls, shower attachment on riser rail, pedestal washbasin with

taps and low level WC handle flush. Tiled walls, vinyl floor, built in airing cupboard, ceiling light and radiator.

Conservatory

9'4" x 6'6"

Wrap around UPVC double glazing and French doors open to the rear. Tiled floor and wall light.

First Floor Landing

Aforementioned stairs down, ceiling light and doors to -

Bedroom 2

14'5" x 11'1"

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

Bedroom 3

11'4" x 12'10"

UPVC double glazed window to the front, built in wardrobes to eaves, ceiling light and radiator.

Second Bathroom

9'6" x 4'7"

Velux ceiling window, step in shower enclosure with mixer controls, shower attachment on riser rail, pedestal washbasin with taps and low level WC handle flush. Half tiled walls and splashbacks, ceiling light and radiator.

Study

10'7" x 3'11"

Can be used for multiple purposes, with Velux ceiling window, ceiling light and radiator.

Tandem Garage

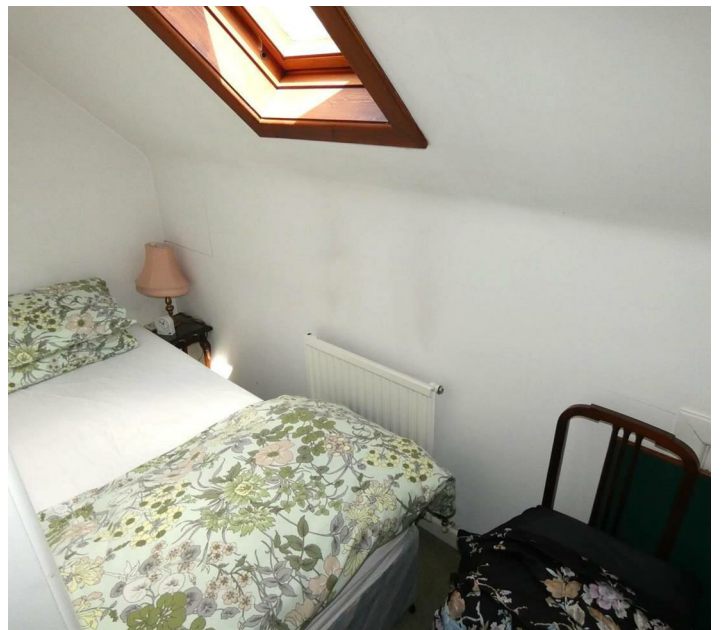
28'3" x 12'4"

Large brick built garage with electric remote up and over door, two UPVC double glazed windows, power points and lighting, garden sink and taps and further workshop area to the rear with personal access door.

Exterior

Landscaped garden to the front and ample off road parking with driveway to the side leading to the brick built

tandem garage, with electric up and over door and power and lighting. A good sized mature rear garden, not directly overlooked, with laid to lawn, patio area and a good mix of trees and shrubs and flower borders.







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



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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