



Marquis Drive, Freckleton. Preston, PR4 1PL

Offers Over £230,000

- Three Bedroom Semi Detached Bungalow
- Located in Sought After Area of Freckleton Village
- Front Garden and Large Private and Enclosed Rear Garden
- Chain Free
- Marquis Built Property
- Two Double Bedrooms and Further Bedroom
- Driveway and Garage for Off Road Parking
- EPC = D

Marquis Drive, Freckleton, Preston PR4 1PL

Tempo are delighted to offer to the market this spacious three bedroom semi-detached Marquis built bungalow. Situated in the sought after village of Freckleton and within walking distance to the village centre with all its shops, schools and amenities. Only one mile from the near-by BAE Systems site at Warton, and has great access and transport routes to nearby towns and cities. The property briefly comprises: Hallway, Lounge, Kitchen, Two Double Bedrooms, Further Bedroom and Family Bathroom. Private and enclosed large rear garden with driveway and brick built garage providing off road parking. uPVC double glazing and gas central heating throughout. EPC = D. Chain Free!



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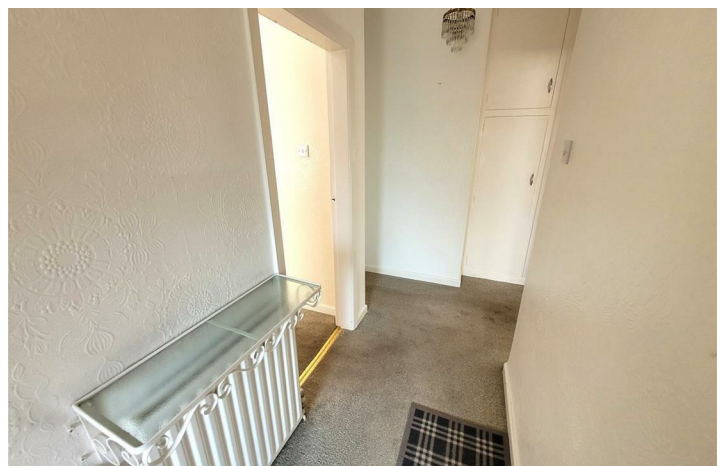
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D

Council Tax Band: D

Tenure: Freehold



Entrance Porch

Steps lead to uPVC front door into entrance porch with wood panel walls and ceiling and door leading to hallway.

Hallway

T-shaped hallway with storage cupboard, cupboard housing electric meter, panel radiator with shelf above, ceiling light and loft hatch leading to spacious partly boarded loft.

Lounge

14'10" x 13'3"

Spacious reception room with uPVC bay window to front elevation and two further windows to the side, allowing ample natural light to enter. Feature fireplace with coal effect fireplace and mantle above.

Kitchen

12'4" x 9'5"

Bright and airy kitchen comprising of range of wood effect eye and base level units with contrasting worktops and tiled splashback. Built in eye level Bosch oven and grill, four ring Bosch hob with cooker hood above and 1.5 sink with mixer tap and drainer, Integrated under counter appliances including: fridge, washer/dryer, dishwasher and microwave. Cupboard housing boiler, panel radiator with shelf above, tile effect flooring and inset spotlights. uPVC window to side elevation and sliding door leading to rear garden.

Bedroom One

13'5" x 10'5"

Double bedroom situated to the front of the bungalow, with range of fitted furniture including wardrobes, dresser, headboard and shelves. Panel radiator, ceiling light, coving and uPVC bay window to front elevation.

Bedroom Two

10'11" x 9'0"

Second double bedroom to the rear of the property with uPVC bay window overlooking the rear garden. Panel radiator, ceiling light and coving.

Bedroom Three

7'9" x 6'7"

Situated to the rear of the property with uPVC window overlooking the rear garden. Coving, ceiling light and panel radiator.

Family Bathroom

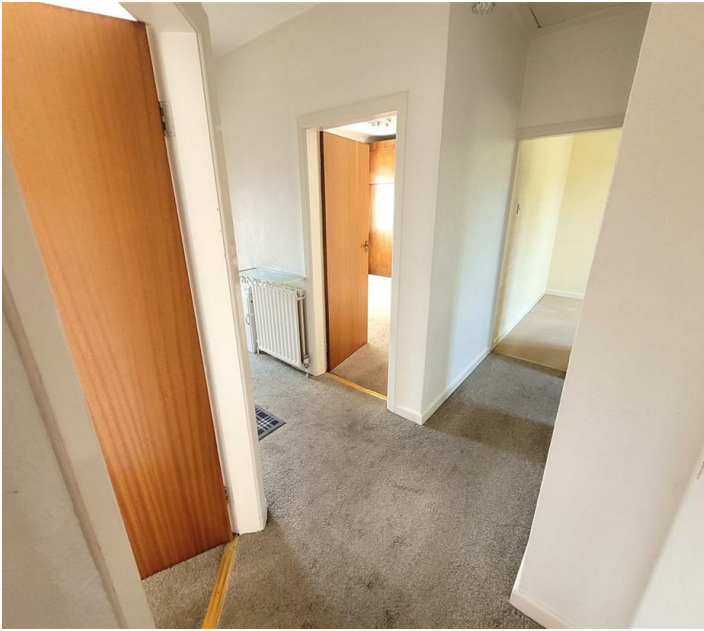
6'7" x 6'3"

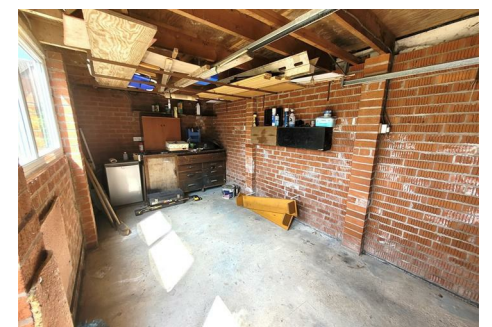
Modern fitted bathroom housing three piece suite comprising: low flush WC, inset hand wash basin over vanity unit and large walk in shower with waterfall shower, separate handheld shower and glass shower screen. Modern heated towel rail, tile effect flooring, fully tiled walls and panel ceiling. Wall mounted mirror, inset spotlights and uPVC frosted window to rear aspect.

Exterior

To the front of the property is mainly laid to lawn with dwarf brick wall and borders of stone chipping and plants. Paved pathway with stairs leading to front door. Large driveway to the side leading to detached spacious brick built garage, with power, light and electric door.

Steps lead to private and enclosed rear garden with timber fence surround. A fantastic spacious and well maintained garden with crazy paving pathway and patio area to the rear, ideal for outside dining and entertaining. Laid to lawn area bordered with shrubs, trees plants and stone chippings. Brick built storage shed and greenhouse.







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		84
(69-80) C	68	
(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
76.8 sq.m. (827 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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