



Preston New Road, Freckleton, Preston, PR4 1HN

- MARQUIS BUILT
- TWO RECEPTION ROOMS
- 150FT REAR GARDEN
- VIEWING ESSENTIAL TO APPRECIATE THE SPACE ON OFFER
- THREE BED SEMI DETACHED
- LARGE DRIVEWAY
- MANY ORIGINAL FEATURES

Contact Annette & Team Tempo **NOW**

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Preston New Road, Freckleton, Preston PR4 1HN

A rare opportunity to purchase this 3 bedroom Marquis Built Semi Detached House set in large gardens. The layout of the property promotes a sense of open plan space whist still packed with original characterful features. Briefly Comprising - Entrance Hall, Two open plan Reception Rooms and Kitchen to the Ground Floor. Three bedrooms and a spacious Family Bathroom completes the First Floor. Externally, the property boasts large front and rear gardens and driveway for several cars. Do not miss the chance to view this charming home and envision your future here!!!!



3



1



2



D

Council Tax Band: C

Tenure: Freehold



Entrance Hall

uPVC glazed front door opens into the Vestibule. Inner door with leaded lights open into the Entrance Hall. Stairs up to the First Floor, ceiling light and radiator. Doors to -

Reception Room 1

13'3" x 11'0"

uPVC window to the front elevation, feature effect brick fireplace, many original features, laminate flooring and ceiling light. Open plan to-

Reception Room 2

14'4" x 11'11"

uPVC windows to the rear and elevation, laminate floor, ceiling light and open plan to the kitchen.

Kitchen

9'9" x 6'3"

A range of base level units and wall shelving with contrasting granite worktops. Two windows and door to the side leading to the garden. Tiled splashbacks, ceramic Belfast sink and drainer with mixer tap.

Bathroom

8'0" x 5'8"

Window to the rear elevation, low flush Wc, large wash basin and vanity unit. P shaped Panel bath with chrome mixer shower and tap, floor to ceiling tiled walls, chrome heated towel ladder and ceiling light.

First Floor Landing

Aforementioned stairs with balustrade, loft access hatch and panel radiator. Doors to the First Floor Rooms.

Bedroom 1

12' x 11'8"

uPVC window to the front elevation, panel radiator and ceiling light.

Bedroom 2

11'9" x 10'11"

uPVC window to the rear elevation, panel radiator and ceiling light.

Bedroom 3

9'5" x 5'10"

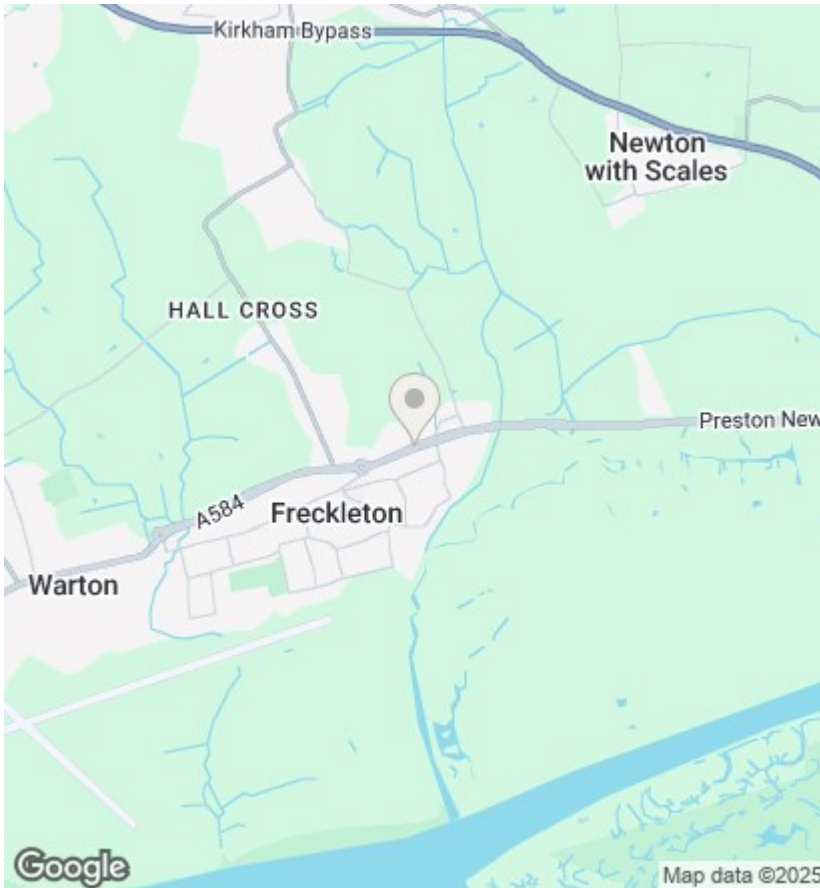
uPVC window to the front elevation, panel radiator and ceiling light.

Exterior

To the front there is a large driveway providing off road parking. To the rear there is an outside, toilet, coal and utility area. The rear garden is a private and enclosed mainly laid to lawn area which is 150ft long. Perfect for outside dining or entertaining. Viewing is essential as rarely do these properties come onto the market.







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		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR

FIRST FLOOR



Whilst 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 as to their operability or efficiency can be given. Made with Metreplan, 12/05

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