



Wyndene Grove, Freckleton, Preston, PR4 1DE

- Well Presented One Bedroom Top Floor Apartment
- UPVC Double Glazing & Modern Fitted Bathroom
 - Plumbing in Situ for Kitchen Appliances
 - Full Attic Access For Storage
 - Parking for 6 Cars
- *** No Onward Chain and Solicitor In Place for Swift Transaction ***
- Full Central Heating Upgrade
- Bamboo Flooring Throughout
- Fully Private Garden
- Freehold

Contact Annette & Team Tempo **NOW**

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Well Presented One Bedroom Apartment, to which has been improved throughout and is a credit to its present owner. Close to Freckleton Village Centre and transport links to the Fylde Coast and beyond. Well proportioned living accommodation and an ideal purchase for a first time buyer or investor. The property is Freehold and boasts a well maintained garden and parking space for up to 6 cars. Decorated and Bamboo flooring throughout and a lovely upgraded bathroom. Viewing Recommended. *** No Onward Chain and Solicitor In Place for Swift Transaction ***



Council Tax Band: A

Tenure: Freehold



Hallway

UPVC exterior door opens into the private stairway with window to the rear, electric radiator and stairs up to the first floor landing with window to the front. Inner door opens into the hallway with two built in storage cupboards and housing the condensing combi boiler, loft access hatch and radiator.

Lounge

9'6" x 14'9"

This cosy living room features a light Bamboo wood floor and soft, neutral walls. Two windows provide good natural light and are fitted with simple blinds and check-pattern curtains, creating a comfortable space for relaxation and entertainment.

Kitchen

7'9" x 8'6"

A compact kitchen with wood-effect cabinetry and white work surfaces and steel sink and drainer. The walls are tiled in pale pink and the spaces for appliances. Two windows allows natural light to fill the room, which has a practical layout suitable for everyday use.

Bedroom

9'2" x 13'8"

This bedroom features light Bamboo flooring and neutral walls, offering a peaceful atmosphere. The room is functional and uncluttered and a recess offers space for potential fitted wardrobes.

Bathroom

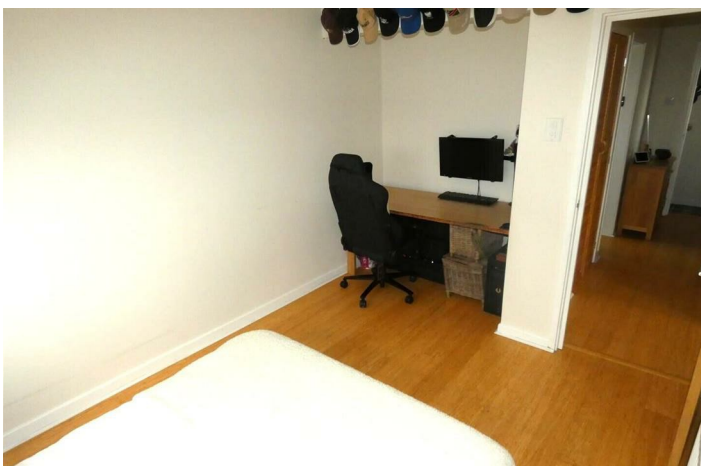
5'5" x 6'7"

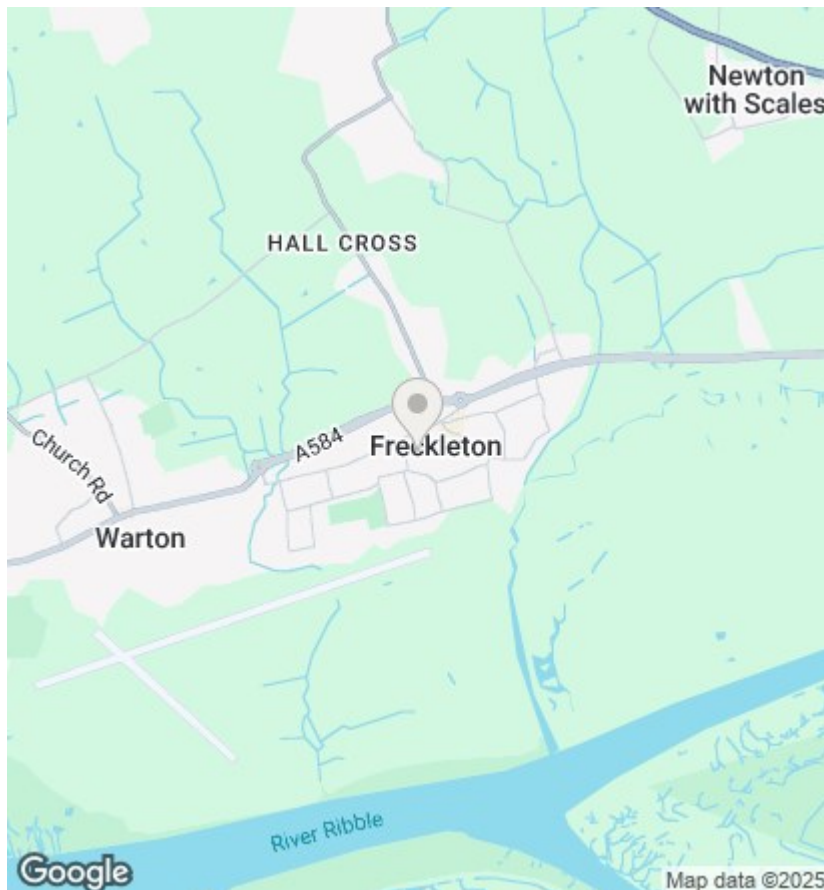
A tiled bathroom with white subway tiles lining the bath and shower area, fitted with a sleek satin black rain shower system. A small white basin with a modern mixer tap sits atop a compact storage unit, while a frosted window brings in natural light while maintaining

privacy. The bathroom is simple and functional with a monochrome theme. Contemporary vertical radiator.

Exterior

A paved front exterior frames this well-maintained property with a compact tree and a low garden wall, offering ample space for parking or outdoor activities. The neat fencing and garden shed add practical outdoor storage solutions, while the modest lawn adds a touch of greenery in an otherwise paved area. Integral Utility/Storage Cupboard provides an ideal space for a plumbed in washing machine.





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

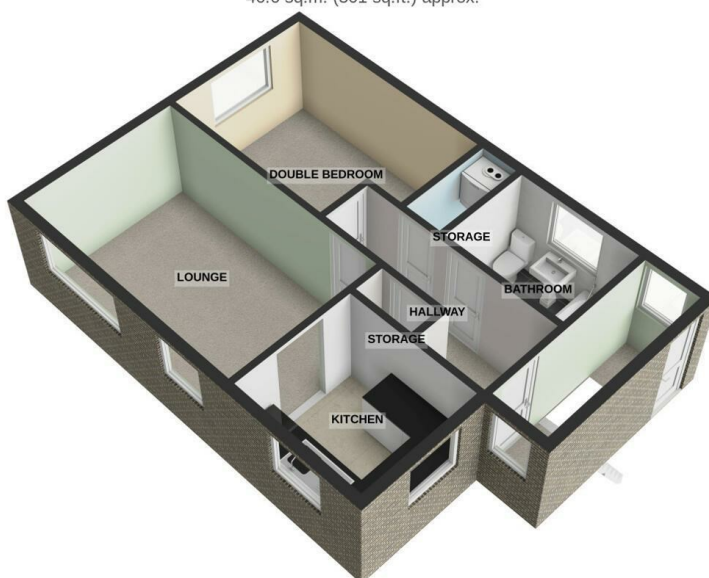
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

46.6 sq.m. (501 sq.ft.) approx.



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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