



Bush Lane, Freckleton, Preston, PR4 1SB

- 3 Bedroom Mid Terraced Family Home
- Gardens Front & Rear
- Additional Storage/ Utility / Workshop Outhouses With WC. Potential to convert to home office
- Short Drive To Lytham Amenities And The Fylde Coast
- Excellent Potential And Opportunity !!!
- 2 Reception Rooms
- Front Parking Space & Detached Rear Brick Garage Provide Ample Off Road Parking
- Close to Freckleton Village Centre
- UPVC Double Glazing And Gas Central Heating Throughout

Contact Annette & Team Tempo **NOW**

01772 633399
info@tempoestates.co.uk
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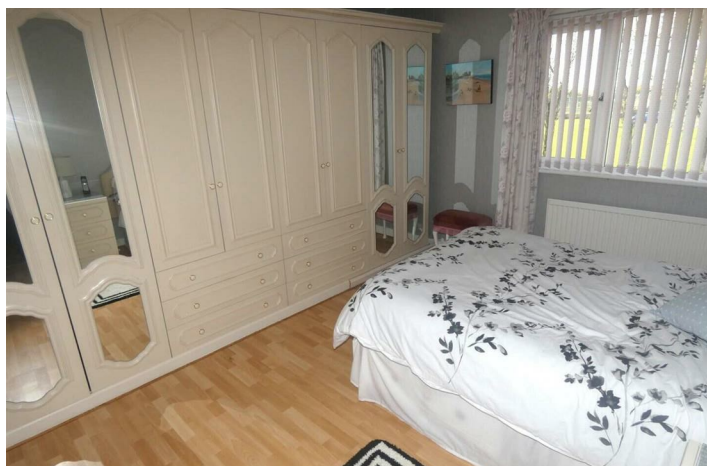
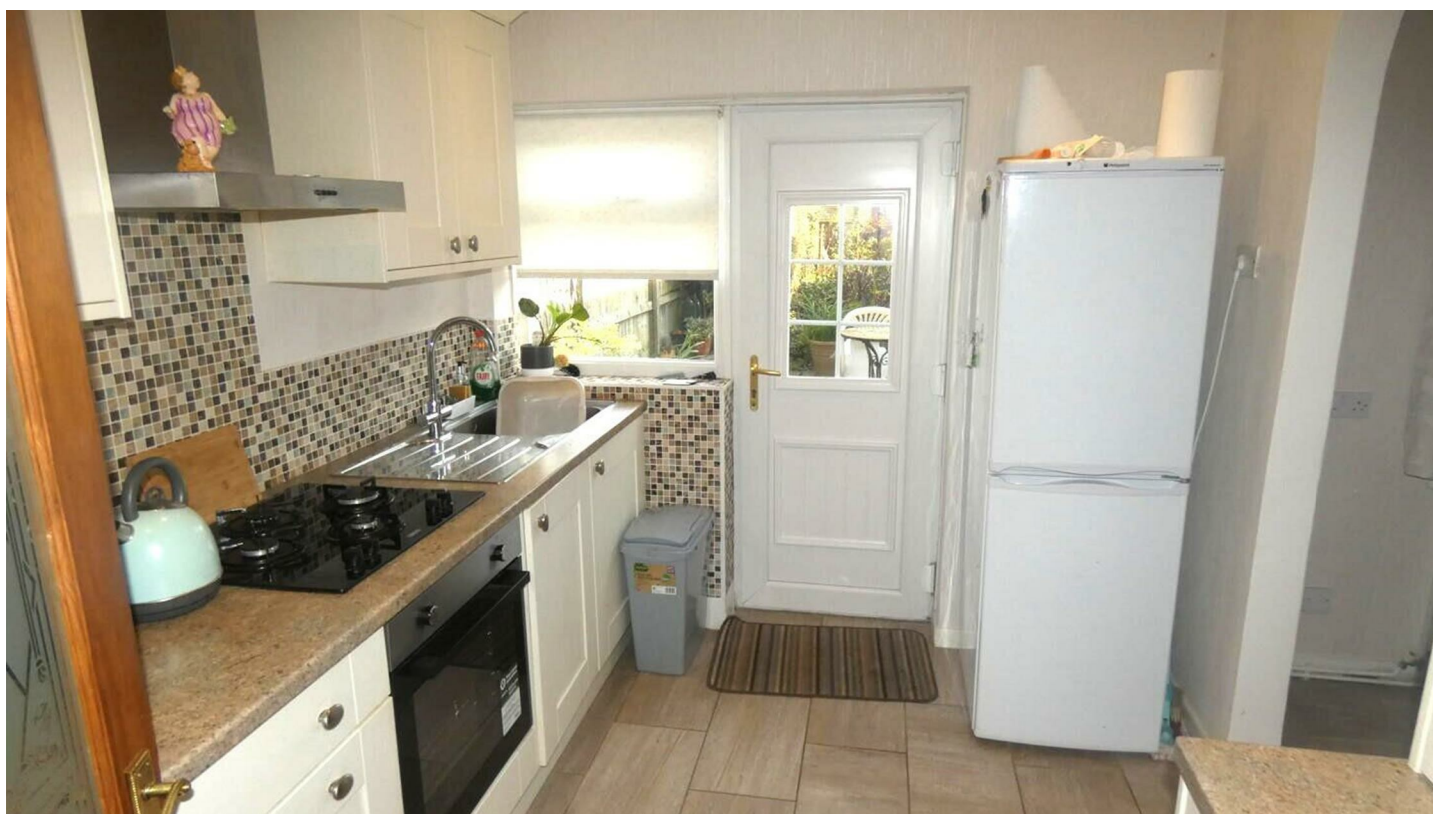
Bush Lane, Freckleton, Preston PR4 1SB

Tempo are delighted to present this three bedroom mid terraced family home, positioned in a highly sought after road, facing open playing fields and only a short walk to Freckleton Village Centre. The property comprises - porch, spacious entrance hall, lounge, dining room, kitchen, three well-proportioned bedrooms, providing plenty of room for family and guests and a fitted shower room / WC. Good sized gardens to front and rear, with driveway, detached brick garage and useful additional utility / storage outhouses with WC. View early, to not miss out on this excellent opportunity!!!!



Council Tax Band: B

Tenure: Freehold



Entrance Hall

A good sized entrance porch opens into the spacious hall, with stairs up to the first floor and meter cupboard. Doors to -

Lounge

13'5" x 12'8"

This inviting lounge offers a comfortable and cosy space with a large window that fills the room with natural light. A traditional fireplace serves as a charming focal point and incorporates an inset living flame gas fire, complemented by soft wood-effect flooring that adds warmth to the room. The layout provides ample space for seating and relaxing, making it perfect for unwinding after a long day.

Kitchen

9'10" x 8'6"

The kitchen is neatly designed with practical work surfaces and cream cabinetry. It includes a built-in oven and hob with a tiled splashback. A door leads out to the rear garden, allowing for easy access to outdoor dining or relaxing in the fresh air. Open plan to -

Dining Room

9'10" x 10'2"

Adjoining the kitchen, the dining room provides a bright and welcoming area for meals. It features a window overlooking the garden, offering views and natural light. The room is spacious enough to accommodate a dining table and chairs, making it perfect for family gatherings and entertaining guests.

First Floor Landing

Aforementioned stairs down to ground floor with balustrade. Loft access hatch and doors to-

Bedroom 1

13'5" x 11'6"

Bedroom 1 is a generous double room with light wood flooring and a large window that fills the room with natural light. It benefits from a substantial fitted wardrobe that offers excellent storage space, along with enough room for a double bed and additional furniture.

Bedroom 2

10' x 12'11"

Bedroom 2 is another well-proportioned double room, featuring light wood flooring and a window providing

plenty of natural light. The layout offers flexibility for bedroom furniture, making it a comfortable space for rest and relaxation.

Bedroom 3

9'5" x 8'6"

Bedroom 3 is a smaller, cosy room with light wood flooring and a window that allows natural light to enter, making it suitable as a single bedroom, study, or quiet retreat area.

Shower Room

5'11" x 8'4"

The shower room is fully tiled with neutral tones and fitted with a corner shower enclosure, a modern vanity basin unit, low level handle WC flush and heated towel ladder. Built in cupboard housing the condensing combi boiler. A frosted window ensures privacy while allowing light in. This bathroom offers a fresh and practical space for daily use.

Front Exterior

The front exterior presents a traditional terraced façade with a paved driveway and a small garden area with mature planting. A side passageway provides access to the rear. The porch leads into a welcoming hallway inside, providing a practical and inviting entrance to the home.

Garage

16'9" x 9'10"

Brick Built Garage to the rear, with up and over door, UPVC window and personal access door and power and lighting.

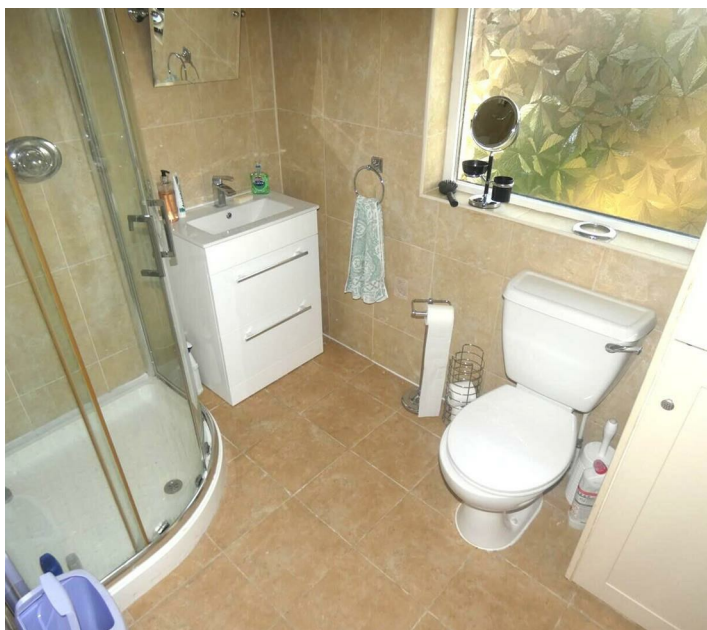
Rear Garden

The rear garden is a delightful outdoor space with a mix of paved patio areas and mature planted borders. It includes a variety of shrubs and flowering plants, creating a private and peaceful setting ideal for gardening enthusiasts or outdoor relaxation.

Detached Brick Garage and further Storage Utility / WC & Workshop Outhouses.

Outhouses

Further brick built outhouses provide a useful utility area, complete with Belfast sink and services for washer/dryer/freezer etc and separate WC. A further adjoining outhouse is an ideal workshop or potential to convert to a home office.





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.

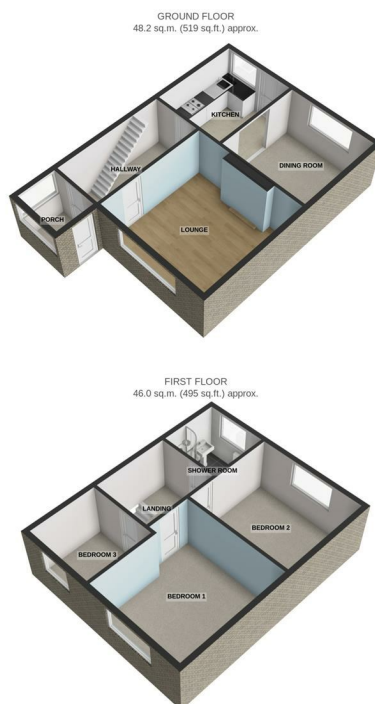
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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. Made with Metropix © 2025

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