

# 40 Wyndene Grove, Freckleton, Preston, PR4 1DE



**£269,950**

- FOUR BEDROOM SEMI-DETACHED HOUSE FOR SALE
- LOCATED ON QUIET CUL-DE-SAC IN FRECKLETON CENTRE
- LOUNGE, OPEN PLAN KITCHEN/DINER, SECOND RECEPTION, UTILITY & WC
- UPSTAIRS HAS FOUR BEDROOMS AND A FAMILY BATHROOM
- LARGE ENCLOSED REAR GARDEN & LARGE DRIVEWAY FOR PARKING
- DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- THE PROPERTY IS FREEHOLD IN TENURE

Harbour Properties are delighted to bring to the market for sale, this stunning, four bed semi-detached house, located at the end of a sought after, quiet, cul de sac in the heart of Freckleton village. The property is in a great location, with just a couple of minutes walk to Freckleton village centre, with all its local amenities. This spacious property comprises an entrance porch, hallway, large lounge, second reception room, downstairs toilet, utility room, and a large open plan, extended modern kitchen and good size dining room area. Upstairs the property includes a large master bedroom, second and third good size double bedrooms, fourth large single bedroom and a family bathroom. The property is Freehold and also boasts gas central heating with combi boiler, a large drive for parking multiple vehicles, a detached converted external garden room, private enclosed rear garden, and leased solar panels which reduce electric bills.

#### **ENTRANCE PORCH**

*5'3" (1m 60cm) x 3'6" (1m 6cm)*

Entrance porch, leading to...

#### **HALLWAY**

*14'3" (4m 34cm) x 5'7" (1m 70cm)*

Spacious and open hallway, with under stairs storage cupboard.

#### **LOUNGE**

*14'3" (4m 34cm) x 12'2" (3m 70cm)*

Large lounge located at the front of the property. Comes with carpet and stunning log burner for cosy winter evenings.



## KITCHEN/DINER

19'0" (5m 79cm) x 17'8" (5m 38cm)

Modern open plan extended kitchen/diner to the rear of the property. This spacious and stunning room, is ideal for family living with its modern kitchen and spacious dining areas. The kitchen comes with high gloss wood effect units, light grey granite effect worktops, breakfast bar, integrated dishwasher, fridge/freezer, ceramic hob, oven, grill and extractor. There is a large space for dining table and chairs, patio doors leading to rear garden, plus door through to utility and downstairs WC.



## UTILITY ROOM

9'3" (2m 81cm) x 6'7" (2m 0cm)

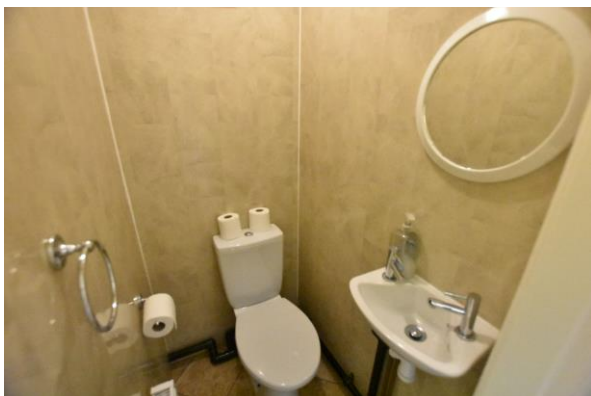
To the rear of the property is a good size utility room with sink, worktops, electric and plumbing for washing machine.



### **DOWNSTAIRS WC**

3'5" (1m 4cm) x 2'3" (68cm)

Downstairs WC and basin.



### **SECOND RECEPTION ROOM**

13'12" (4m 26cm) x 9'3" (2m 81cm)

Good size second reception to the side of the property with door leading outside.



### **BEDROOM 1**

12'2" (3m 70cm) x 13'8" (4m 16cm)

Large double bedroom to the front with carpet and fitted wardrobes.





**BEDROOM 2**

10'0" (3m 4cm) x 9'4" (2m 84cm)

Good size double bedroom with carpet to the rear.



**BEDROOM 3**

11'5" (3m 47cm) x 9'3" (2m 81cm)

Good size double bedroom with carpet.





#### **BEDROOM 4**

*8'4" (2m 54cm) x 7'1" (2m 15cm)*

Small double or large single bedroom to the front with carpet.



#### **BATHROOM**

*8'1" (2m 46cm) x 5'0" (1m 52cm)*

Family bathroom with WC, basin and shower bath.



## OUTSIDE

To the front of the property is a large driveway with parking for several cars. To the rear is a beautiful enclosed garden, with patio and lawn areas. The garden is very spacious for entertaining and is not overlooked. There also boasts an external outbuilding, which is due to be painted.



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