

7 Orchard Close, Freckleton, Preston, PR4 1UP



£234,999

- MODERN 3 BEDROOM SEMI DETACHED HOUSE FOR SALE IN FRECKLETON
- OPEN PLAN LIVING SPACE INC LOUNGE & STUNNING KITCHEN
- DOWNSTAIRS WC, FAMILY BATHROOM & EN SUITE
- CONVERTED GARAGE INCLUDING SNUG & UTILITY ROOM
- LARGE DRIVE, RECENTLY RENOVATED REAR GARDEN
- FREEHOLD, NO CHAIN

Harbour Properties are delighted to offer for sale this stunningly modern, three bedroom, semi detached house in Freckleton. The property briefly comprises an open plan lounge/diner/kitchen, downstairs WC, three good sized bedrooms, with en-suited master bedroom and family bathroom. The property also boasts off road parking and garage. Viewing of this property is highly recommended.

ENTRANCE HALL

6'1" (1m 85cm) X 12'8" (3m 86cm)

Composite front door leading to entrance hallway with laminate flooring and two storage cupboards. Access to Downstairs WC and Lounge.



LOUNGE

10'6" (3m 20cm) X 13'8" (4m 16cm)

The downstairs reception boasts open plan living which includes a lounge with laminate flooring, feature empty fireplace with tiled hearth, and large window to the front.



KITCHEN DINER

17'4" (5m 28cm) X 9'3" (2m 81cm)

To the rear of the lounge is a stunning kitchen diner, with cream gloss wall and base units, resin worktops, integrated electric oven, four ring gas hob, extractor hood, washing machine, and fridge freezer. To the rear of the room are French doors opening out onto the back garden.



DOWNSTAIRS WC

3'1" (93cm) X 4'7" (1m 39cm)

At the end of the entrance hallway is a downstairs water closet, which includes toilet with dual flush, a basin within a vanity unit and vinyl flooring.



MASTER BEDROOM

10'2" (3m 9cm) X 9'6" (2m 89cm)

Upstairs the first of three bedrooms is the master and a double with en-suite and window over looking the rear of the property.



EN SUITE

6'7" (2m 0cm) X 5'2" (1m 57cm)

Off the master bedroom is an en-suite with tiled floor and walls, toilet with dual flush, basin with mixer tap, mains shower, and extractor.



BEDROOM 2

7'6" (2m 28cm) X 13'7" (4m 14cm)

The second bedroom is also a double and is to the front of the property, and boasts dark green emulsion walls, stylish wooden slat panelling, black pendant lamp lighting and vertical radiator.



BEDROOM 3

6' (1m 82cm) X 10'10" (3m 30cm)

The third bedroom is also to the front of the property and is currently used as a walk in wardrobe/dressing room. It also includes a storage cupboard.



BATHROOM

6'7" (2m 0cm) X 4'7" (1m 39cm)

The main family bathroom has a tiled floor and part tiled walls, and includes; toilet with dual flush, basin with mixer tap, mains shower over bath and a heated towel rail.



GARAGE

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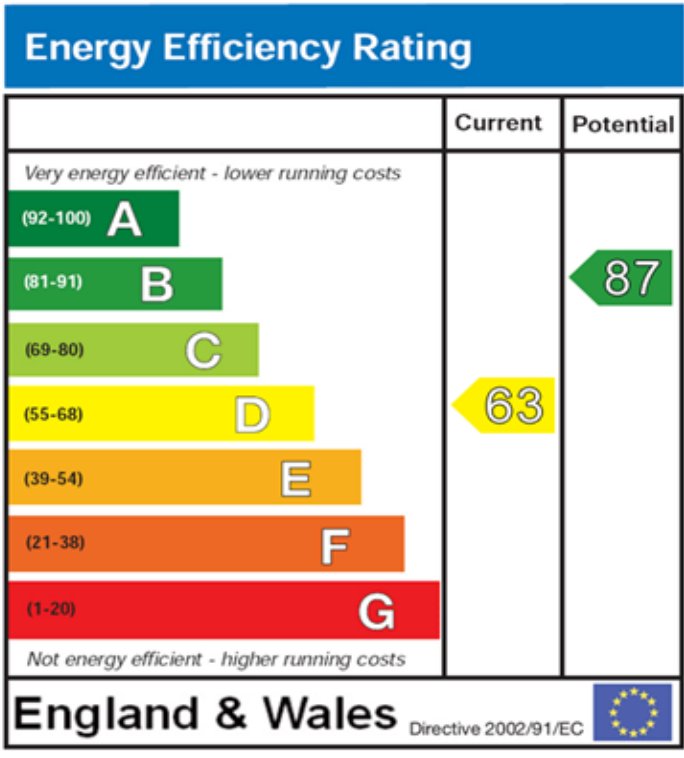
OUTSIDE

To the front of the property is good sized driveway for parking multiple cars and a double wooden gate. To the rear of the property is a recently renovated garden with paving, artificial grass, access to garage and a roofed wooden pergola.



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

