



## Freckleton Street, Kirkham, Preston, PR4 2SQ

- ONE BEDROOM FIRST FLOOR FLAT
- EXCELLENT COMMUTER LINKS
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- OFF ROAD PARKING
- WALKING DISTANCE TO KIRKHAM VILLAGE CENTRE
- GREAT POTENTIAL
- CAN BE SOLD WITH SITTING TENANT
- \*\*\* GREAT VALUE !!!

Contact Annette & Team Tempo **NOW**

**01772 633399**  
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**www.tempoestates.co.uk**

# Freckleton Street, Kirkham, Preston PR4 2SQ

One bedroom first floor flat in walking distance to Kirkham Village Centre, close to local shops, amenities and transport routes. Internally the accommodation comprises: Entrance Hall, Lounge Diner and Kitchen, Double Bedroom, Computer Room and Bathroom . Off Road Parking - Ideal for first time buyers or rental investment! EPC = C. \*\*\*\* EXCELLENT VALUE !!!



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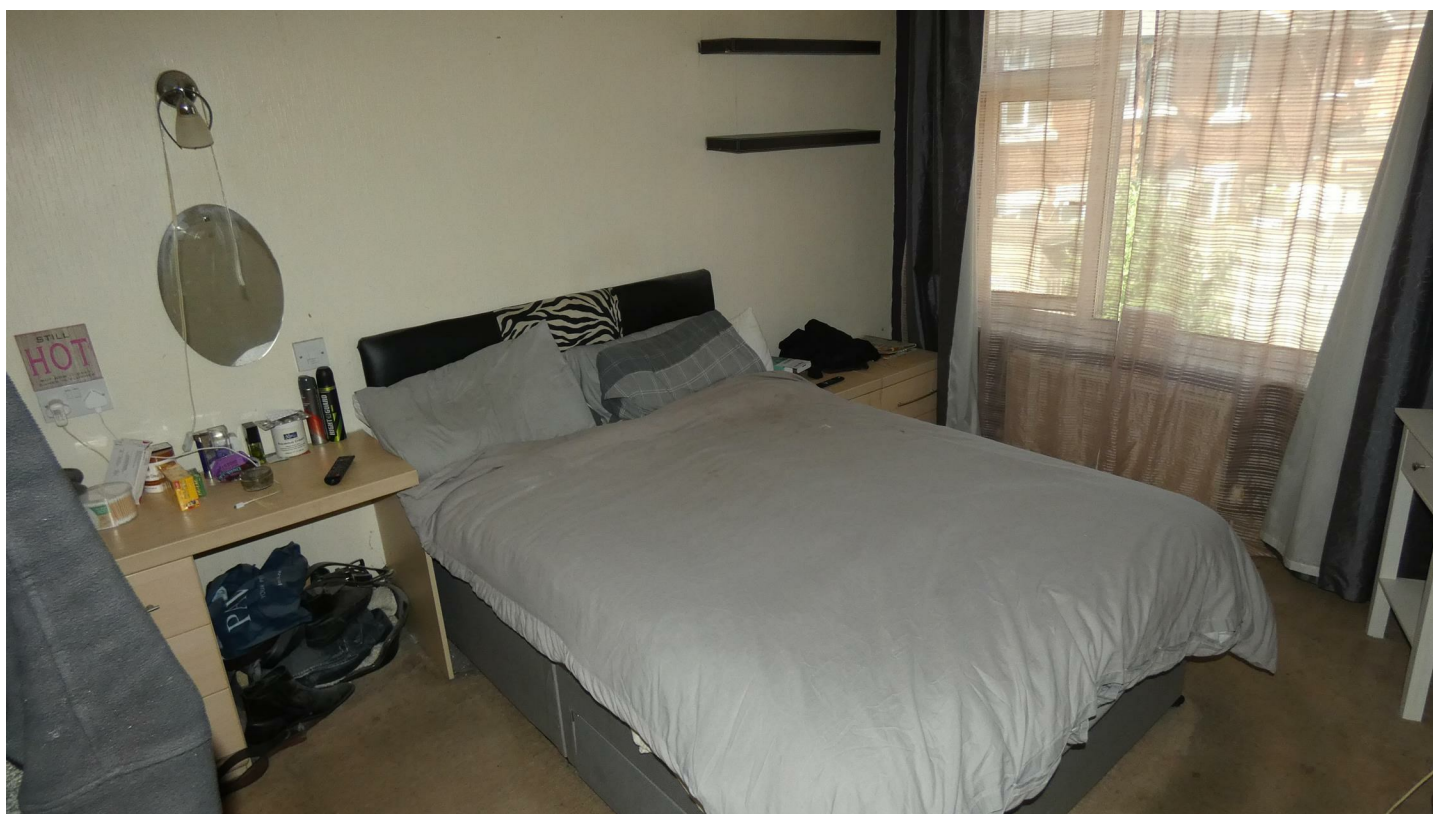
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C

Council Tax Band: B

Tenure: Leasehold





## Hallway

External steps to the rear lead to the entrance door to the first floor flat. UPVC glazed door opens into the entrance hall, with built in storage cupboard, loft access hatch, laminate floor, ceiling light and radiator. Doors to

-

## Lounge / Diner

14'9" to bay x 12'5"

UPVC double glazed bay window to the front, ceiling light and two radiators.

## Kitchen

11'5" x 7'0"

UPVC double glazed window to the front. Fitted eye and base level units with contrasting worktops and tiled splashbacks and floor. Stainless steel sink and drainer, electric cooker point, plumbing for auto washer, housing for condensing combi boiler, ceiling spotlights and radiator.

## Double Bedroom

13'3" x 8'10"

UPVC double glazed window to the rear. Fitted wardrobes, ceiling light and radiator.

## Office area / Computer Room

4'11" x 7'2"

Door to small computer room with ceiling light.

## Bathroom

8'7" x 6'10"

UPVC double glazed obscure window to the rear. Three piece suite comprising: low push button flush WC, pedestal wash basin with mixer tap and panelled bath, glass screen, mixer taps, shower controls, riser rail and shower attachment. Half tiled walls and flooring, ceiling light and radiator. Built in airing cupboard.

## Exterior

Communal landscaped gardens to the front and private off road parking to the rear.

## Rental Potential

Currently rented out with a great tenant at £550 PCM, can be sold with sitting tenant who has never missed rent.



## 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

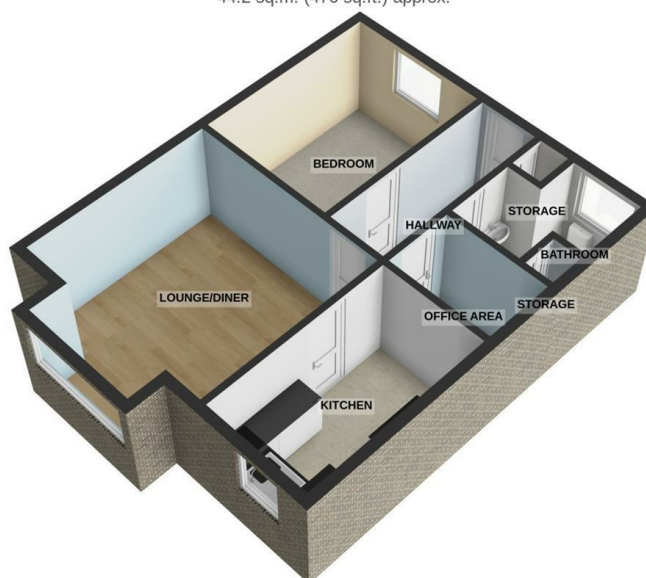
Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

44.2 sq.m. (476 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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