



Freckleton Court, Lytham St. Annes

Offers Over £240,000

Ben Rose Estate Agents are pleased to present to market this beautiful two-bedroom terraced property, situated within a quiet cul-de-sac location in the highly sought-after area of Lytham St Annes. This charming home offers stylish and well-presented accommodation throughout, making it an ideal purchase for couples or first-time buyers seeking a property ready to move straight into. Conveniently positioned close to Lytham town centre, the home enjoys easy access to a fantastic range of boutique shops, cafés, restaurants, supermarkets and local amenities, whilst also being within reach of scenic coastal walks and popular leisure attractions. Excellent travel links are nearby, including local bus routes, train stations providing links across the Fylde Coast and beyond, as well as convenient access to the M55 motorway network connecting to Preston, Blackpool and surrounding Lancashire towns.

Upon entering the property, you are welcomed into a bright and airy reception hall with the staircase positioned off and access into the spacious front lounge. The lounge is beautifully presented and features an exposed brick feature wall, creating a warm and characterful focal point to the room. From here, the home flows effortlessly through to the generously sized kitchen diner positioned at the rear of the property. The modern fitted kitchen benefits from a range of integrated appliances alongside ample worktop and storage space, whilst the dining area provides the perfect setting for both everyday living and entertaining guests. A single door from the kitchen gives direct access out to the rear garden.

To the first floor, the property continues to impress with two well-proportioned bedrooms and additional integrated storage located off the landing. The spacious master bedroom overlooks the front of the property and benefits from integrated storage along with large built-in wardrobes. Bedroom two enjoys views over the rear garden and also features integrated storage, making excellent use of the available space. Completing the first floor is the beautifully finished family bathroom with overhead shower bath and separate sink area.

Externally, the property offers a parking bay to the front providing off-road parking for one vehicle, with a pathway leading up to the front entrance. To the rear, the home benefits from a low-maintenance garden featuring a flagged patio seating area, ideal for outdoor dining and relaxing during the warmer months. This leads onto a small artificial lawn area with a raised border to the rear, adding an attractive finishing touch to the outdoor space. Combining a peaceful location with stylish accommodation and excellent nearby amenities, this lovely home presents a fantastic opportunity for buyers looking to enjoy comfortable living in one of Lancashire's most desirable coastal locations.







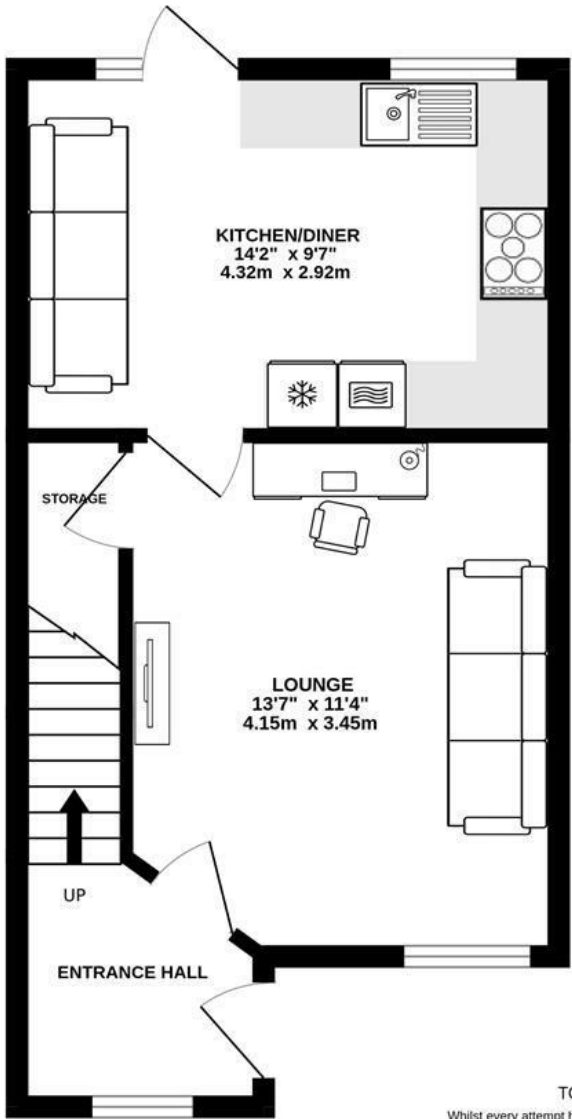




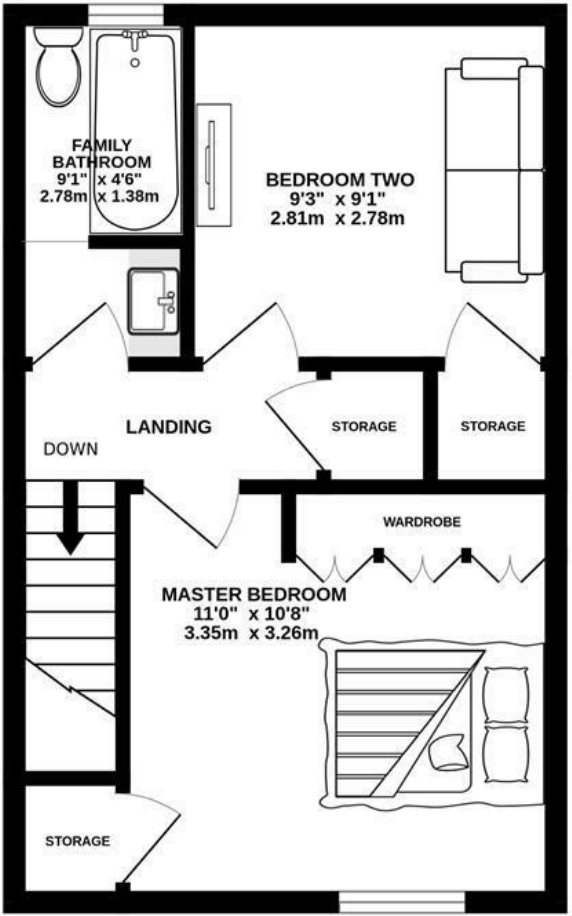


BEN ROSE

GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

