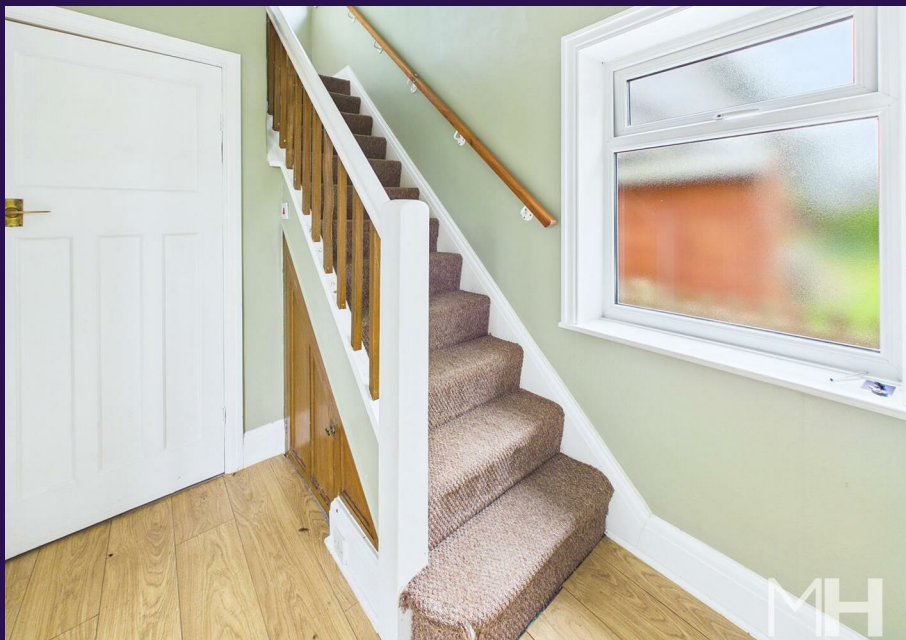




**3 PRESTON NEW ROAD**  
FRECKLETON, PRESTON, PR4 1HP

Offers In The Region Of

**£150,000**



## Key Features

- Spacious Three Bedroom Semi Detached Property
- In Need of Modernisation - Offers a Wealth of Potential
- Good Size Lounge & Spacious Open Plan Dining Kitchen
- Downstairs Bathroom
- Three Bedrooms, 2 Doubles, One Single
- Front & Rear Gardens
- On Street Parking
- Convenient Village Centre Location - Close to all Amenities
- Ideally Placed for BAE Systems, M55 Motorway Links & Preston City Centre
- Offered with the benefit of No Onward Chain Delay

## Property Summary

\*\*\*ATTENTION BUYERS! FANTASTIC POTENTIAL - A SPACIOUS THREE-BEDROOM SEMI-DETACHED PROPERTY IN NEED OF MODERNISATION, ATTRACTIVELY PRICED AND IDEALLY LOCATED IN THE HIGHLY SOUGHT-AFTER VILLAGE OF FRECKLETON – NO ONWARD CHAIN DELAY!\*\*\* Marie Holmes Estate Agents are pleased to offer for sale this spacious three-bedroom semi-detached property, ideally positioned within the highly sought-after village of Freckleton. Conveniently located just a short walk from the vibrant village centre and its excellent range of local amenities, the property is also within easy reach of reputable schools and public transport links. For those commuting further afield, the M55 motorway network and Preston City Centre are readily accessible, whilst BAE Systems is situated approximately one mile away.

Requiring modernisation throughout, the property presents an exciting opportunity for prospective purchasers to create a home tailored entirely to their own tastes and requirements. Offered to the market at a realistic asking price, we anticipate strong interest from a range of buyers, including first-time purchasers, families and investors alike.

Upon internal inspection, the accommodation briefly comprises a welcoming entrance hallway, a well-proportioned lounge, spacious dining kitchen and ground floor bathroom. To the first floor are three bedrooms, including two generous doubles and a further single bedroom.

Externally, the property benefits from enclosed gardens to both the front and rear, with on-street parking available.

Offered for sale with the significant advantage of no onward chain delay, early internal inspection is strongly advised to fully appreciate the potential and spacious accommodation this property has to offer.

## Entrance Hallway

6'2" x 7'6" (1.89 x 2.28)

Entrance via UPVC modern front door with feature glazed panel. UPVC double glazed obscured window to the side elevation. Carpeted staircase leads to all first floor accommodation. Wood effect laminate flooring. Ceiling light fitting. Doors leading to all ground floor accommodation.

## Lounge

10' x 16'2" (3.06 x 4.94)

UPVC double glazed bay window to the front elevation. Would effect laminate flooring. Ceiling light fitting. TV aerial socket. Radiator.

## Dining Kitchen

A bright and dairy spacious dining kitchen with UPVC double glazed windows to the side and rear elevations. Hardwood window to the rear elevation. Hardwood glazed door lead through to utility area. The kitchen area features range of modern eye and base level units in Maple wood effect with contrasting work surfaces over. Inset stainless steel single sink and drainer unit with mixer tap. Space for cooker. Stainless steel chimney style extractor hood. Part tiled elevations. Wood effect laminate flooring. Ceiling light fittings. Two radiators. Plenty of room for a dining table and additional snug seating area.

## Utility Porch

7'3" x 4'9" (2.20 x 1.44)

Of brick construction with glazed roof. UPVC double glazed window and door to the rear elevation. Radiator. Tiled flooring.

## Bathroom

6'2" x 5'12" (1.88 x 1.82)

UPVC double glazed obscured window to the side elevation. Features a three-piece suite in white comprising of a low flush WC, pedestal wash hand basin and panelled bath with mixer shower over. Chrome towel ladder radiator. Fully tiled elevations.

Wall mounted vanity unit. Extractor fan. Vinyl flooring. Ceiling light fitting.

## First Floor Landing

UPVC double glazed window to the side elevation a split level landing with doors leading off to all first floor accommodation. Pendant light fitting. Carpeted.

## Bedroom One

11'10" x 10'10" (3.61 x 3.31)

Two UPVC double glazed windows to the front elevation. Features fitted robe storage. Carpeted. Pendant light fitting. Radiator.

## Bedroom Two

9'2" x 11'1" (2.79 x 3.38)

UPVC double glazed window to the rear elevation. Radiator. Carpeted. Pendant light fitting. TV aerial socket.

## Bedroom Three

7'1" x 7'9" (2.16 x 2.37)

UPVC double glazed window to the rear elevation. Carpeted. Radiator. Pendant light fitting.

## External

The front garden is mainly later on with dividing Headrow and beds containing mature shrubs and bushes. Pathway leads to the front door with side access to the rear garden which is low maintenance and fully enclosed with block paving and raised seating area. Rear access gate. The property benefits from on street parking to the front.

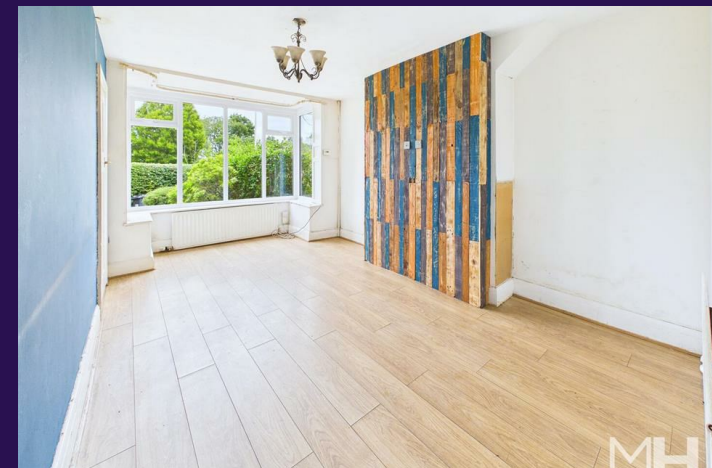
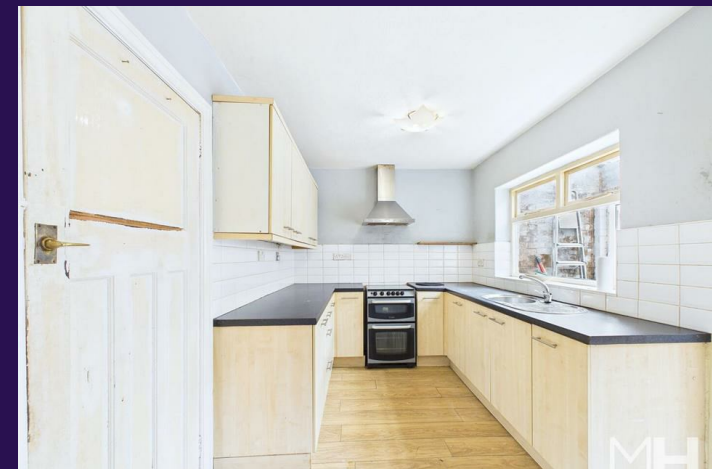
## Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in



accordance with the sellers instructions.

#### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

#### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

#### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

#### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

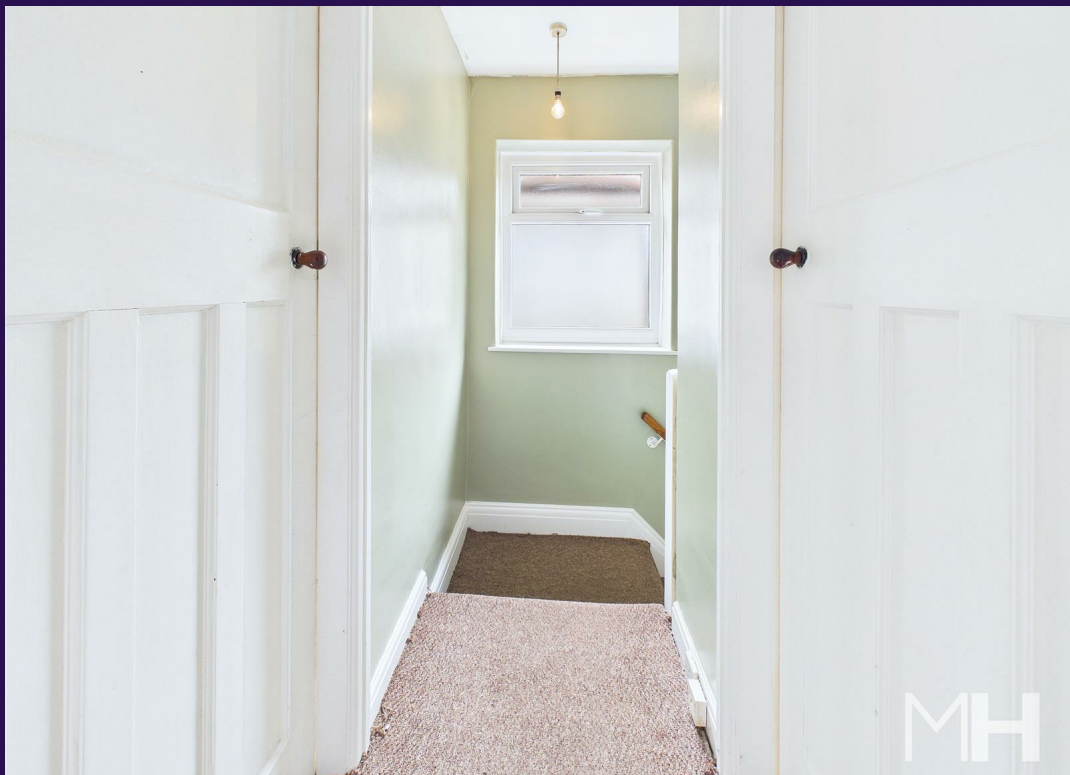
#### NOTICE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

#### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.







## Additional Information

**Local Authority** – Fylde Council

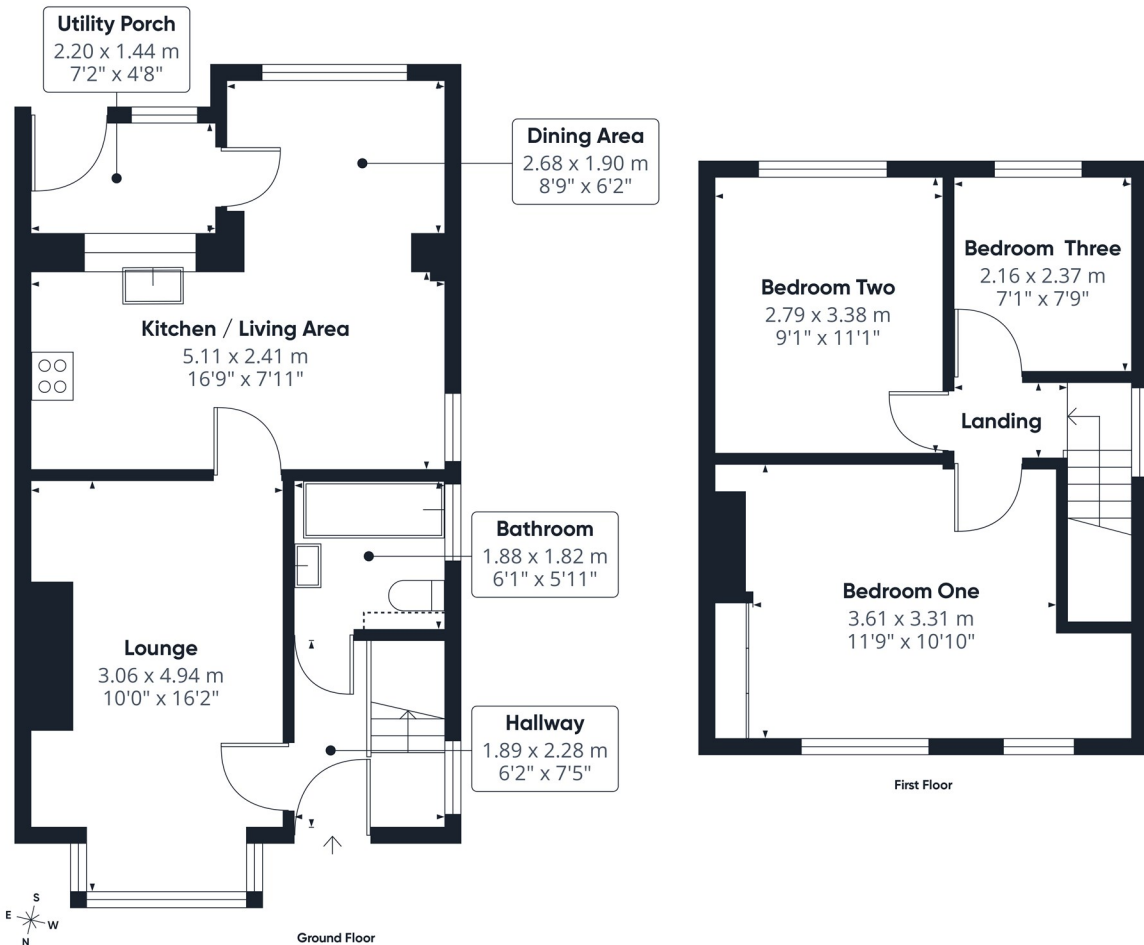
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold



MH



Approximate total area<sup>m</sup>  
73.8 m<sup>2</sup>  
795 ft<sup>2</sup>

Reduced headroom  
0.2 m<sup>2</sup>  
2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	