



Asking Price £195,000

TENURE : FREEHOLD

Preston New Road, Freckleton, PR4

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**THREE BEDROOM SEMI
DETACHED HOME FOR SALE
SHOPS AND AMENITIES**

**SOUGHT AFTER FRECKLETON
VILLAGE LOCATION
LOUNGE**

**CLOSE TO VILLAGE CENTRE
DINING ROOM**

Harbour Properties
150B Lytham Road, Warton, Preston, PR4 1XE
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Website: <http://www.harbourproperties.co.uk>



Harbour Properties are delighted to bring to the market for sale, this well presented, modern, three bedroom semi-detached house, which is available for sale in the sought after village of Freckleton. The property is ideally located next to the village centre, with easy access to local shops, schools, doctors and the playing fields. The property is only a short drive to both BAe Systems at Warton, and the popular town of Lytham, with its green and vibrant town centre. There is also easy access into Preston city centre. The property briefly comprises an entrance hallway, bright and spacious lounge, good size dining area, downstairs WC, utility room and modern fitted kitchen. Upstairs comprises, two large double bedrooms, a further large single bedroom and a modern family bathroom. The property also boasts a front garden, and a south facing, enclosed rear garden. The property is Freehold in tenure.

HALLWAY 3.30m x 1.90m (10' 10" x 6' 3")

Entrance hallway with black wood laminate flooring and under stairs storage cupboard, leading to.....

LOUNGE 4.30m x 3.60m (14' 1" x 11' 10")

Spacious lounge located to the front of the property with large windows, giving ample light. The room comes with wood laminate flooring and a feature gas fire and surround.

DINING ROOM 5.60m x 3.30m (18' 4" x 10' 10")

To the rear is good size dining area with wood laminate flooring, which is open plan with the kitchen. The room has ample space for a large dining table and chairs, and has french doors leading out to the rear garden.

KITCHEN 3.30m x 2.20m (10' 10" x 7' 3")

Modern fitted kitchen, with breakfast bar, grey wall and base units, and integrated double oven, fridge, freezer, hob and extractor.

WC 1.60m x 1.30m (5' 3" x 4' 3")

Downstairs and to the rear is a WC and basin with grey tiled floor.

UTILITY 1.70m x 1.60m (5' 7" x 5' 3")

Located off the kitchen, is a utility area with grey tiled floor, worktop and plumbing and electrics for a washing machine and dryer. There is a rear door giving access to the garden.

BEDROOM 1 4.60m x 3.30m (15' 1" x 10' 10")

Large double bedroom located to the front of the property with carpet. Has large windows giving ample light to the room.

BEDROOM 2 3.50m x 3.30m (11' 6" x 10' 10")

Second good size double bedroom with carpet to the rear of the property.

BEDROOM 3 2.50m x 2.30m (8' 2" x 7' 7")

Good size single bedroom with carpet located at the front of the property.

BATHROOM 2.40m x 2.40m (7' 10" x 7' 10")

Modern family bathroom to the rear with white tiled walls and grey tiled flooring. Boasts a large walk-in shower, bath, WC, basin and heated towel rail.

OUTSIDE

To the front is a well kept lawn and gardens, with gate and path. To the rear is a stunning, enclosed, south facing garden. This comes with rear alleyway access, lawn and seating areas.

Disclaimer

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.

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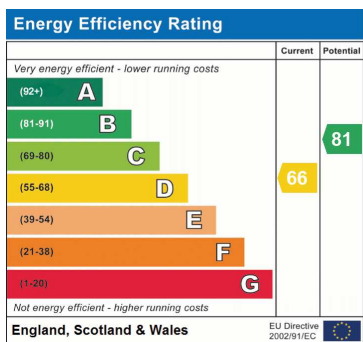
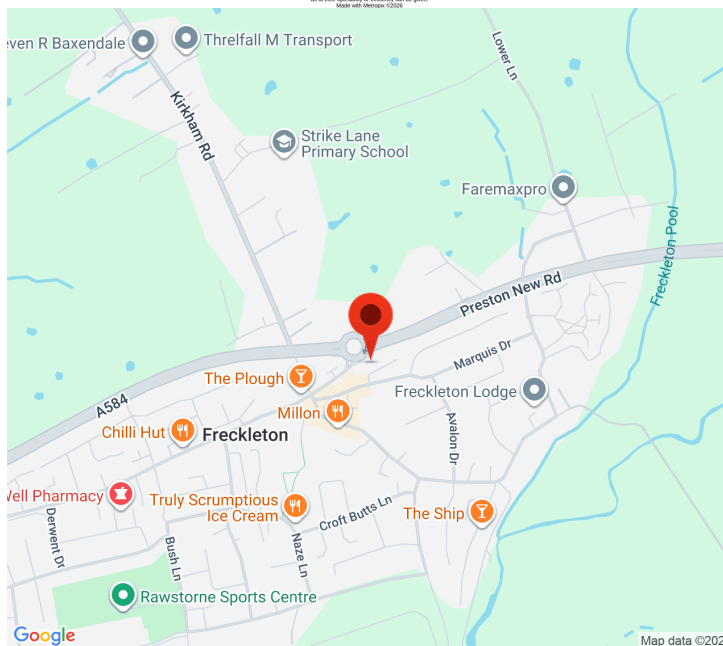


GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 993 sq.ft. (92.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error. Dimensions are given in meters. This plan is for guidance only and should be used as a guide for the prospective purchaser. The services, fixtures and fittings shown are not to be taken as a guarantee as to their quantity or efficiency can be given. Plans are not to scale.



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