



Asking Price £169,950

TENURE : FREEHOLD

Rydal Avenue, Freckleton, PR4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**TRUE BUNGALOW
AVAILABLE FOR SALE IN
FRECKLETON**

**TWO GOOD SIZED DOUBLE
BEDROOMS & FAMILY
BATHROOM**

HALLWAY

**DRIVEWAY WITH GARAGE
AND WRAP AROUND
GARDEN**

**LARGE LOUNGE & EXTENDED
KITCHEN/DINER**

**GAS CENTRAL HEATING WITH
COMBI BOILER**

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



Harbour Properties are delighted to advertise for sale, this two bedroom true bungalow on the popular road of Rydal Avenue. The property is located in the sought after village of Freckleton, close to local shops, schools, doctors and playing fields. The property is only a short drive to popular Lytham, with its green and vibrant town centre close to local amenities. The property itself comprises an L-shaped entrance hall, good sized lounge, family bathroom, extended kitchen/diner, and two double bedrooms. The property also boasts gas central heating, with combi boiler, driveway, garage and a wrap around rear garden. The property is Freehold in tenure and has no onward chain.

ENTRANCE

UPVC front door, leading into an L-shaped hallway, giving access to each room.

LOUNGE *4.30m x 3.70m (14' 1" x 12' 2")*

To the front of the property is a good sized lounge boasting a gas fire place and a large window over looking the front of the property,

KITCHEN/DINER *5.50m x 3.60m (18' 1" x 11' 10")*

To the rear of the property is an extended kitchen diner which features a fitted kitchen with wall and base units, stainless steel sink and drainer, and electric cooker. The room then opens up to a dining area with gas fire place and access to the rear garden.

BATHROOM *2.40m x 1.70m (7' 10" x 5' 7")*

The family bathroom features a toilet, basin and mains shower over the bath.

BEDROOM 1 *4.00m x 3.70m (13' 1" x 12' 2")*

The master bedroom is a large double room and includes fitted wardrobes.

BEDROOM 2 *2.70m x 3.00m (8' 10" x 9' 10")*

The second bedroom is also a double and looks over the front of the property.

OUTSIDE

To the front of the property is a small garden with flowers, bushes and a lawn and a path leading to the main entrance. The property also boasts a driveway and a garage. The garden also then heads round the rear of the property and includes a shed and a lawn.

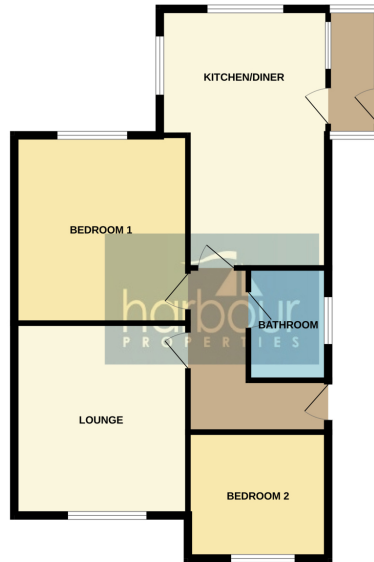
Disclaimer

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.

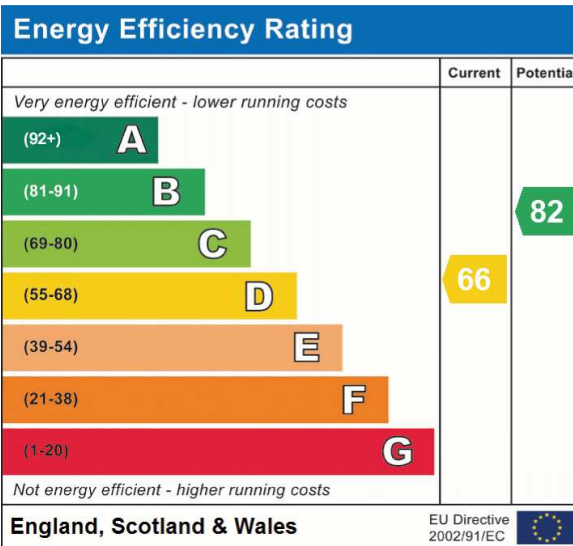




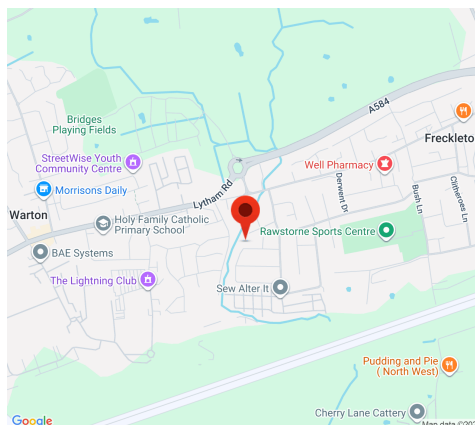
GROUND FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown may not be installed and no guarantee as to their operability or efficiency can be given.
Made with RoomSketcher



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