



**Offers in the region of £225,000**

**Kirkham Road, Freckleton, PR4**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**THREE BEDROOM SEMI  
DETACHED HOUSE FOR SALE**

**EASY ACCESS TO BAE  
SYSTEMS SITE AT NEAR BY  
WARTON**

**LOCATED IN THE SOUGHT  
AFTER VILLAGE OF  
FRECKLETON**

**LOUNGE AND  
KITCHEN/DINER  
DOWNSTAIRS**

**CLOSE TO VILLAGE CENTRE  
WITH SHOPS AND AMENITIES**

**THREE GOOD SIZE  
BEDROOMS AND BATHROOM  
UPSTAIRS**

**Harbour Properties**

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>



We are delighted to advertise for sale, this three bed semi-detached house in the sought after village of Freckleton. The property is in a great location, close to village centre, with its shops, schools, amenities, and has easy access for BAe Systems at Warton. The property is also a short drive to nearby Lytham St Annes with its green, vibrant town centre and beaches. The property has a large lounge area, through to a good sized kitchen/diner at the rear. Upstairs boasts two good size double bedrooms and one single bedroom, along with a modern bathroom. The property also boasts a driveway with parking for two cars, front garden area, and a large rear garden with open views to the countryside behind. The property comes with double glazing and gas central heating throughout. The property is freehold in tenure and has no onward chain.

#### **ENTRANCE HALLWAY**

Leading to.....

#### **LOUNGE**

Large lounge with wood laminate flooring, feature fireplace and door through to kitchen/diner.

#### **KITCHEN/DINER**

Large kitchen/diner to the rear of the property with grey wall & base units, and granite effect worktops. Comes with integrated oven, hob and extractor. Comes with wood laminate flooring and rear door to back gardens. There is a good size under the stairs, storage cupboard.

#### **BEDROOM 1**

Large double bedroom with feature fireplace, carpet and front facing window.

#### **BEDROOM 2**

Second good size double bedroom with carpet and rear facing window.

#### **BEDROOM 3**

Good size single room to the front of the property.

#### **BATHROOM**

Modern bathroom with tiled walls and floor, WC, basin, heated towel rail and shower over bath.

#### **OUTSIDE**

To the front is a garden area and driveway with parking for two cars. To the rear is a large rear garden with outhouse, lawn area, and stunning views out over the countryside.

#### **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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Kirkham Road, Freckleton, PR4

