



## Kirkham Road, Freckleton, Preston, PR4 1HS

- SPACIOUS END TERRACED HOUSE IN THE HEART OF FRECKLETON VILLAGE
- Two Comfortable Bedrooms Plus Additional Loft Room
  - Charming 1900-Built House
  - Easy Access To Transport Links
  - Period Features Throughout
- Two Open Plan Reception Rooms
- One Luxury Bathroom
- Located on Kirkham Road Close to Local Amenities
  - Lovely Mature Rear Garden
  - Viewing Highly Recommended

Contact Annette & Team Tempo **NOW**

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# Kirkham Road, Freckleton PR4 1HS

Nestled in the picturesque village of Freckleton, this delightful house offers a perfect blend of character and comfort. Built circa 1900, the property exudes a sense of history while providing modern living spaces that cater to today's lifestyle. Upon entering, you are welcomed into two open plan inviting reception rooms, ideal for both relaxation and entertaining. The natural light that floods through the windows enhances the warm atmosphere, making it a perfect retreat after a long day. The house features two well-proportioned bedrooms, providing ample space. The spacious four piece bathroom is conveniently located, designed to meet your everyday needs.

Freckleton is a charming village known for its friendly community and convenient amenities, including local shops, schools, and parks, all within easy reach. The surrounding area also offers beautiful countryside walks, perfect for those who appreciate the great outdoors.

This property presents an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its historical charm and practical layout, this house on Kirkham Road is a wonderful place to call home. Don't miss the chance to make it yours!



Council Tax Band: C

Tenure: Freehold



## Hall

The hallway provides access to the lounge and kitchen and features a practical carpeted staircase leading to the first floor. Natural light enters through a small window, creating a bright and airy feel.

## Dining Room

10'12" x 11'9"

The dining room offers a generous space with ample natural light flowing through a wide window. The room features a classic fireplace with decorative wooden surround and tiles, adding a traditional charm. A large archway connects to the lounge, creating a welcoming open-plan feel. Wood panelling to the walls at dado height with a high ceiling adorned by a central light fitting.

## Lounge

13'11" x 11'9"

The lounge area adjoins the dining room and benefits from plenty of natural daylight through French doors and continues the warm, traditional style with wooden panelling and a ceiling moulding. The space is cosy and inviting, suitable for relaxing and entertaining, with easy access to the kitchen.

## Kitchen

8'8" x 7'8"

This kitchen is compact yet functional, featuring wooden cabinetry with a natural finish and tiled flooring. Work surfaces extend along three walls, including an inset sink beneath the window, and a built-in electric hob and oven. Access to useful storage area under stairs. The room benefits from natural light through a window and a door that leads outside, offering convenience and practicality for daily use.

## First Floor Landing

Turned spindled stairs to the ground floor and upto the loft room with built in storage cupboard. Window to the rear allowing natural light.

## Bedroom 1

15'5" x 9'10"

Comfortably sized double bedroom with a window allowing in natural light. An arched alcove adds a unique architectural detail to the space.

## Bedroom 2

12'3" x 6'7"

Smaller single bedroom with fitted wooden wardrobes and a matching chest of drawers and desk, maximising the use of the space. Window facing outward, bringing in natural daylight. The size and layout make it ideal as a child's room, guest room, or study.

## Bathroom

9'8" x 9'8"

The spacious bathroom is well-appointed with a corner jacuzzi spa bath and separate step in shower enclosure with mixer shower controls.. It features white wall tiles with decorative border tiling and a dark grey vinyl floor. The bathroom includes a pedestal washbasin, toilet, and a heated towel rail. Built in airing cupboard houses the central heating boiler and window providing natural light.

## Loft Room

14'10" x 14'2"

The loft room is a versatile space located in the converted attic, featuring a pitched ceiling with a skylight window that fills the room with natural light. This room includes fitted cupboards under the eaves for additional storage. This space could be used for a multitude of uses such as an additional bedroom, office, or play area, making the most of the extra floor space.

## Rear Garden

The rear garden has a paved patio area leading to a lawn bordered with mature shrubs, small trees, and well-established planting, offering a private and peaceful outdoor space. A path leads through the garden to a garden shed, surrounded by greenery including a Japanese maple tree and various bushes. The garden provides a safe and enjoyable space for children to play or for outdoor relaxation.







## Notice

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

## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	56		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropack © 2022.

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