



Lytham Road Freckleton, PR4 1AB

- 3 Bed Detached house on good sized corner plot
- 2 Driveways providing off road parking
- In need of modernisation but offers excellent potential
 - Ground Floor WC
- Wrap around gardens and detached garage
- Good sized rooms
- Close to Freckleton Village Centre and short drive to Lytham and the Fylde Coast
 - NO CHAIN !!!!!

Contact Annette & Team Tempo **NOW**

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Lytham Road, Freckleton PR4 1AB

A rare opportunity to purchase this unique detached property on Lytham Road in Freckleton. Whilst requiring modernisation, this does however offer an excellent opportunity. Briefly comprising - Entrance Hall, spacious open plan Lounge / Dining Room, Kitchen and Ground Floor WC. There are 3 good sized bedrooms and a spacious bathroom to the first floor. Gardens wrap around the property and a detached brick built garage and a second driveway can be found to the rear. **NO CHAIN !!!!!**



Council Tax Band: D

Tenure: Freehold



Entrance Hall

Composite door opens into the vestibule. Inner glazed door to the entrance hall with stairs up to the first floor, Coving and radiator

Open Plan Lounge / Dining Room

26'11" to bay x 13'5" widest

UPVC double glazed bay window to the front, coved ceiling and rose, wall lights, fitted gas fire and two radiators. An archway leads through to the adjoining dining room adding a touch of character and a sense of flow between the spaces. Sliding patio doors, ceiling rose and coving and further radiator.

Kitchen

12'10" x 7'10"

Fitted wall and base units and complementary work tops, steel sink and drainer, gas hob and electric oven, tiled walls, wood floor, plumbing for auto washer, built in storage under stairs and the room benefits from natural daylight through a UPVC double glazed window looking out to the side of the property.

Ground Floor WC

Frosted window to the rear. Two piece suite comprising corner had washbasin and low level handle WC flush. Panelled walls and ceiling.

First Floor Landing

Aforementioned stairs down to ground floor, loft access hatch with pull down ladder, built in storage cupboard, further airing cupboard with hot water cylinder and radiator. UPVC double glazed window to the side.

Bedroom 1

11'12" x 10'8"

UPVC double glazed window to the rear and radiator

Bedroom 2

11'11" x 9'10"

UPVC double glazed window to the front, wall lights and radiator

Bedroom 3

9'2" x 6'8"

UPVC double glazed window to the front and radiator

Bathroom

11'7" x 8'

Spacious bathroom with four piece suite comprising -

corner bath, corner shower enclosure with electric controls, pedestal wash basin and push button WC flush. Tiled splashbacks, panelled ceiling with spotlights and two radiators.. A large frosted UPVC double glazed window to the rear, allows plenty of natural light to enter

Detached Garage

Brick built detached garage with up and over and personal access doors. Power and lighting and driveway in front providing additional off road parking.

Exterior

The wrap around gardens are a real delight and brimming with potential further accommodation space and featuring a neatly laid lawn bordered by a small paved patio area. There is a compact greenhouse to one side, and the garden is enclosed by wooden fencing including drive in double gates to the side and providing privacy. Adjacent to the patio is a gravelled section with some planted pots and a wooden shed, offering practical storage solutions. The garden enjoys a sunny aspect. Small garden and driveway to the front.







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.

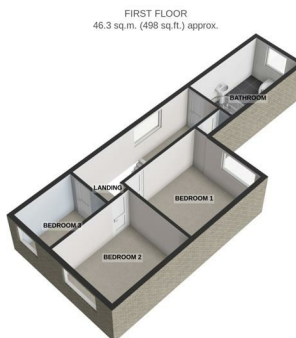
Viewings

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

EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E	43		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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