



3 KIMBERLY CLOSE

FRECKLETON, PRESTON, PR4 1SN

Offers Over **£169,950**
FREEHOLD

- Superb Three Bedroom End Terrace Property
- Quiet Cul De Sac Location
- Located in the Much Sought After Village of Freckleton
- Close to all Local Schools, Bus Routes & Amenities
- Spacious Lounge & Modern Fitted Kitchen
- Three Bedrooms | Two Doubles & One Single
- Modern Family Bathroom
- Wrap Around Front Garden & Rear Enclosed Low Maintenance Garden
- Driveway Parking & Detached Single Garage
- Viewing Comes Highly Recommended to Fully Appreciate

MARIE HOLMES

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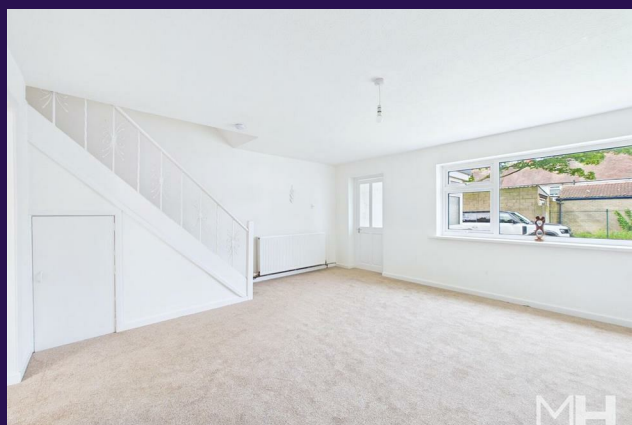
Marie Holmes Estate Agents are delighted to present to the market this beautifully maintained and modern three-bedroom end-terrace home, ideally situated in the highly desirable village of Freckleton. Offering spacious accommodation throughout and a fantastic location, this property is perfectly suited to first-time buyers, families, or investors alike.

Conveniently positioned within walking distance of the village centre, the home enjoys easy access to a range of local amenities including shops, schools, doctors' surgeries, playing fields, and excellent transport links. The property is also just a short drive from both BAE Systems at Warton and the ever-popular coastal town of Lytham, renowned for its vibrant town centre, boutique shops, cafés, and picturesque green spaces.

Internally, the accommodation briefly comprises an inviting entrance porch, a generous and light-filled lounge, and a stylish modern fitted kitchen offering ample space for dining and entertaining. To the first floor are two spacious double bedrooms, a well-proportioned single bedroom, and a contemporary family bathroom finished to a modern standard.

Externally, the property benefits from a private driveway, detached garage, and a fully enclosed, low-maintenance rear garden, ideal for relaxing or entertaining outdoors. Additional benefits include a brand new combi boiler, brand new fitted carpets throughout, and the added advantage of no onward chain, allowing for a smooth and straightforward purchase.

Early viewing is highly recommended to fully appreciate the accommodation, location, and excellent condition this fantastic home has to offer.



Ground Floor

Entrance Porch

6'4" x 5'4" (1.93 x 1.62)

Entrance via UPVC double glazed front door. UPVC double glazed windows to the front and side elevations. Cupboard storage housing utility meters. LED ceiling light fitting. Wood effect laminate flooring. Glazed internal door leading through to:-

Lounge

16'3" x 14'12" (4.95 x 4.57)

UPVC double glazed window to the front elevation. A spacious room with carpeted staircase leading to all first floor accommodation. Under stairs storage cupboard. Feature wall mounted electric fire with modern surround. TV aerial socket. Brand new carpet. Radiator. Ceiling light fitting. Glazed internal door leading through to the kitchen.

Kitchen

16'3" x 11'2" (4.95 x 3.40)

Two UPVC double glazed windows to the rear elevation flood natural light in to the room. UPVC double glazed door leading out onto the garden. Features a range of eye and base level units in a Grey wood effect finish with white marble effect contrasting work surfaces over. Inset one and a half bowl sink and drainer unit with mixer tap. Breakfast bar. Space for cooker with tiled splashback. Space and plumbed for a washing machine. Space for tall fridge freezer. Wood effect laminate flooring. Radiator. Two LED ceiling light fittings.

First Floor

Landing

With access to the loft. Brand new carpet. Pendant light fitting.

Bedroom One

14'12" x 10'6" (4.57 x 3.20)

UPVC double glazed window to the front elevation. Radiator. TV aerial socket. Brand new carpet. Pendant light fitting. Cupboard storage also housing newly installed Baxi combi boiler.

Bedroom Two

11'2" x 9'3" (3.40 x 2.81)

UPVC double glazed window to the rear elevation. Radiator. Pendant light fitting. Brand new carpet.

Bedroom Three

10'6" x 5'9" (3.20 x 1.75)

UPVC double glazed window to the front elevation. Radiator. LED ceiling light fitting. Brand new carpet.

Family Bathroom

6'3" x 5'11" (1.90 x 1.80)

UPVC double glazed obscured window to the rear elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin with mixer tap and panelled full length bath with shower over and glazed shower screen. Part tiled elevations. Towel ladder radiator. Vinyl floor covering. Ceiling light fitting.

External

Externally, the property benefits from well-maintained lawned gardens to the front and side, with a pathway leading to the entrance door. To the rear is a private,

enclosed low-maintenance garden laid with stone chippings and complemented by newly installed fencing. The garden also provides access to a detached garage and private driveway, offering convenient off-road parking.

Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not

constitute an offer or contract.

WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:

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

THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

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ADDITIONAL INFORMATION

Local Authority – Fylde Council

Council Tax – Band B

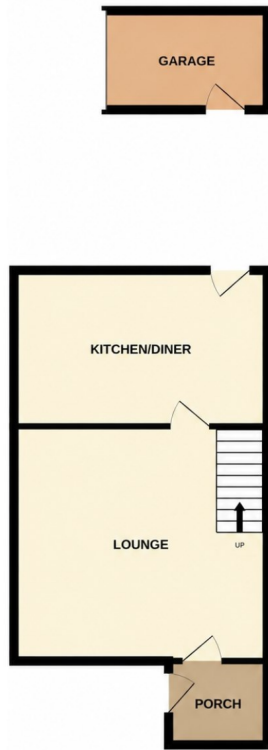
Viewings – By Appointment Only

Tenure – Freehold

EPC Rating – C



GROUND FLOOR
505 sq.ft. (46.9 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 910 sq.ft. (84.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		69	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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