





Asking Price £159,950

TENURE : FREEHOLD

Ribble Avenue, Freckleton, PR4 1RU

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 1**

THREE BEDROOM SEMI DETACHED HOUSE FOR SALE	LOCATED IN THE SOUGH AFTER VILLAGE OF FRECKLETON	LARGE LOUNGE/DINER
KITCHEN AND UTILITY ROOM	THREE GOOD SIZE BEDROOMS AND A FAMILY BATHROOM	FRONT GARDEN

Harbour Properties
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Website: **http://www.harbourproperties.co.uk**

Harbour Properties are pleased to bring to the market for sale, this three bedroom semi-detached house. The property is located in the sought after village of Freckleton, close to the local shops, schools, doctors and playing fields. The property is also just a short drive to the popular coastal town of Lytham, known for its attractive green and vibrant town centre. The property briefly comprises an entrance porch, hallway, good sized lounge/diner, utility and kitchen. Upstairs comprises two large double bedrooms, a further good size single bedroom and family bathroom. The property also boasts a combi boiler, large driveway, giving parking for multiple vehicles and a large enclosed south facing rear garden which backs onto local playing fields. The property is Freehold in tenure, has no onward chain and boasts great potential for renovation.

PORCH & HALLWAY *4.24m x 1.72m (13' 11" x 5' 8")*
The property is entered via a porch, leading into a spacious hallway with an under-stairs storage cupboard where the meters are located.

LOUNGE / DINER *7.95m x 3.19m (26' 1" x 10' 6")*
A spacious lounge/diner featuring a gas fireplace with a brick surround, a radiator and electrical sockets.

KITCHEN *3.38m x 2.32m (11' 1" x 7' 7")*
The kitchen is situated to the rear of the property and features a pantry cupboard, along with a Worcester combi boiler.

UTILITY *3.46m x 1.74m (11' 4" x 5' 9")*
An extension leading from the lounge, offering plumbing and electrical connections.

MASTER BEDROOM *3.39m x 2.92m (11' 1" x 9' 7")*
The master bedroom is a double room located to the front of the property, with large windows allowing plenty of natural light.

BEDROOM 2 *3.38m x 2.62m (11' 1" x 8' 7")*
Located to the rear of the property is a good-sized double bedroom overlooking the rear garden and Freckleton playing fields.

BATHROOM *2.31m x 2.05m (7' 7" x 6' 9")*
To the rear of the property is the bathroom, fitted with a bath, wash basin, WC and large storage cupboard.

BEDROOM 3 *2.31m x 2.05m (7' 7" x 6' 9")*
The third bedroom is a large single room to the front of the property.

OUTSIDE
To the front is a garden alongside a paved driveway which extends down the side of the property. To the rear is an enclosed garden with views over the playing fields.

Disclaimer
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GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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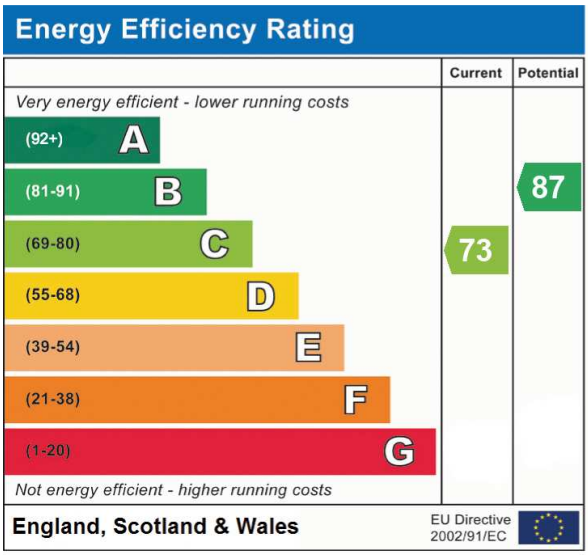

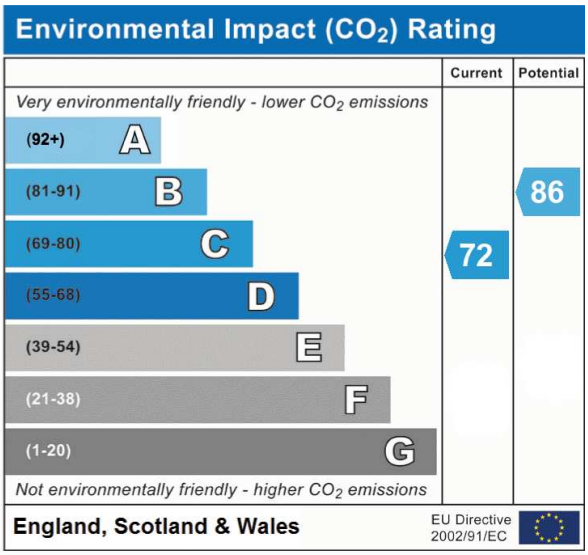

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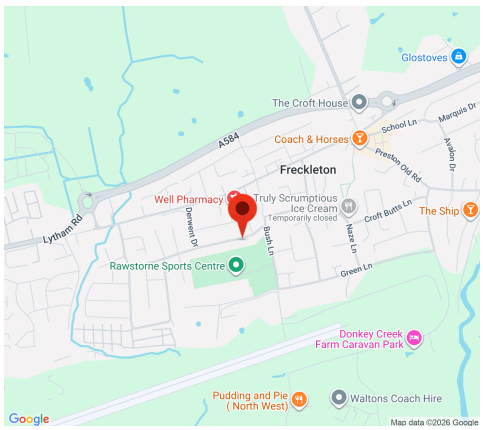

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