



Property Description

Harbour Properties are pleased to bring to the market for sale, this well presented, three bedroom, semi-detached dormer bungalow. Located in a quiet residential area of the very popular village of Freckleton, just minutes walk to the local playing fields, village centre and BAe Systems. The property is also just a few minutes drive to near-by Lytham with its vibrant town centre with popular shops, beautiful Lytham green, restaurants and amenities. The property is also located mid way between the large urban areas of Blackpool and Preston. Downstairs comprises an entrance hallway, large lounge, new modern fitted kitchen, family bathroom, plus a downstairs bedroom. Upstairs has two good size double bedrooms. To the front is a stoned garden area and driveway for parking. To the rear of the property is an enclosed south facing garden and small outhouse/garage. The property is freehold in tenure and has no onward chain.

GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC		



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.