JOHN ARDERN

"The Family Estate Agent"

www.johnardern.com

Lytham St. Annes 01253 79 55 55

ESTATE AGENTS • VALUER • AUCTIONEERS

44 Ribble Avenue, Freckleton

- Tastefully Presented Semi Detached True Bungalow
- Large Lounge with Cast Iron Wood Burning Stove
- Modern Extended Dining Kitchen
- Two Bedrooms
- Shower Room/WC
- Gardens to the Front & Rear
- Summerhouse with Power & Light Connected
- Garage & Driveway for Off Road Parking
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

£205,000

VIEWING: Strictly by appointment through 'John Ardern & Company'

The GUILD of PROFESSIONAL ESTATE AGENTS

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SIDE ENTRANCE

HALLWAY

3.45m x 2.87m max (11'4 x 9'5 max)

(max L shaped measurements). Central Hall approached through a composite outer door with an inset obscure double glazed panels. Carpeted with a fitted door matting. Side gas and electric meter cupboard. Double panel radiator. Corniced ceiling. Access to the part boarded loft space via a pull down ladder. The loft has a light and houses a Main Eco Elite combi gas central heating boiler. Wall mounted room thermostat. Contemporary doors leading off to all rooms.

LOUNGE

4.22m x 3.61m (13'10 x 11'10)

Well proportioned reception room. UPVC double glazed window overlooks the front garden with two side opening lights. Single panel radiator. Television aerial point. Corniced ceiling and overhead light. Focal point of the room is a fireplace with a raised slate hearth supporting a cast iron wood burning stove. Wooden display plinth over. Matching removable display shelf to the chimney recess.

DINING KITCHEN

4.95m x 2.87m minimum (16'3 x 9'5 minimum)

Modern extended Dining Kitchen approached through a glazed door from the Hall. UPVC double glazed double opening French doors with integral blinds overlook and give direct rear garden access. Two deep UPVC double glazed windows overlook the rear garden, with display sills and fitted window blinds. Range of eye and low level fixture cupboards and drawers. Belfast style ceramic sink with a centre mixer tap and moulded drainer set in matching Quartz working surfaces and matching peninsular breakfast bar. Matching splash backs. Built in appliances comprise: Neff four ring has hob and an illuminated extractor canopy above. Neff electric oven and grill with a Neff microwave oven above. AEG slimline integrated dishwasher with a matching cupboard front. Space for a fridge/freezer. Corniced ceiling with inset ceiling spot lights. Double and single panel radiators.

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BEDROOM ONE
3.96m x 3.58m (13' x 11'9)
Recently replastered and redecorated principal double bedroom. UPVC double glazed window overlooks the rear garden with two side opening lights. Double panel radiator. Overhead light. Built in linen store cupboard.

BEDROOM TWO
2.87m x 2.64m (9'5 x 8'8)
Second double bedroom. UPVC double glazed window overlooking the front garden with a central opening light. Fitted window blinds. Single panel radiator. Corniced ceiling and overhead light. Television aerial point. Telephone/internet point.

SHOWER ROOM/WC
2.26m x 1.63m (7'5 x 5'4)
UPVC obscure double glazed window to the side elevation. Side opening light and fitted window blinds. Modern wet room with a three piece white suite comprising: Tiled showering area with a fixed glazed screen, folding seat and plumbed overhead shower and additional hand held shower attachment. Wall hung wash hand basin with a centre mixer tap and drawer below. Wall mounted mirror fronted and illuminated bathroom cabinet above. Low level WC completes the suite. Ceramic tiled walls and floor. Two inset ceiling spot lights and extractor fan. Heated chrome ladder towel rail.

OUTSIDE
To the front of the property is a walled garden which has been laid to lawn with side curved borders ready for planting. External all weather power point. A block paved driveway provides off road parking and leads down the side of the Bungalow to the Garage. Outside tap. Gate leading to the rear garden.

To the immediate rear is an enclosed garden with a block paved patio area and central raised timber decked planters and side raised timber planters. External all weather power points. Delightful Summer House 7'6 x 7'6 with power and light connected, approached through a UPVC double glazed French door and having two deep UPVC double glazed windows to either side.

GARAGE
4.78m x 2.44m (15'8 x 8')
Concrete panel Garage approached through a Hormann up and over door. Power, light and water connected. Siemens freestanding washing machine. UPVC double glazed window to the side provides some natural light.

CENTRAL HEATING (COMBI)
The property enjoys the benefit of gas fired central heating from a Main Eco combi

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boiler in the loft serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING
Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX
The site of the property is held Freehold. Council Tax Band C

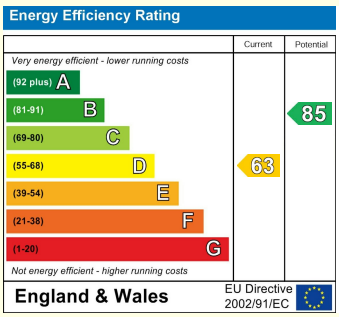
LOCATION
This well presented two bedroomed semi detached true bungalow is situated just off Derwent Drive right the heart of Freckleton Village within walking distance to shopping facilities, amenities, local pubs, restaurant and health centre. An internal viewing is recommended to appreciate what this property has to offer which includes a modern extended Dining Kitchen, enclosed rear garden and Summer House. Freckleton Village is situated within close driving distance to Lytham St Annes and being close to Preston and Kirkham with direct transport services from the Village. BAE Systems at Warton is also within a couple of minutes drive away. No onward chain.

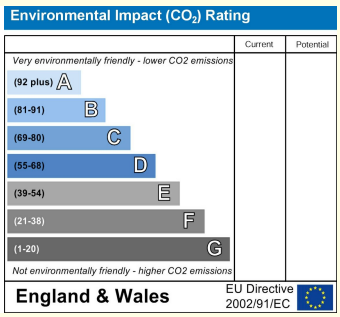
VIEWING THE PROPERTY
Strictly by appointment through 'John Ardern & Company'.

INTERNET & EMAIL ADDRESS
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD
John Ardern & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Digital Markets, Competition & Consumers Act 2024
John Ardern & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry our their own investigations before contract. Details Prepared January 2026





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