



## Delany Drive, Freckleton PR4 1SJ

- WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
  - TWO BATHROOMS
  - GARDENS FRONT AND REAR
- CLOSE TO FRECKLETON VILLAGE AND TRANSPORT LINKS TO THE FYLDE COAST
  - SPACIOUS LOUNGE
  - DRIVEWAY AND GARAGE PROVIDE AMPLE OFF ROAD PARKING

Contact Annette & Team Tempo **NOW**

**01772 633399**  
**info@tempoestates.co.uk**  
**www.tempoestates.co.uk**

# Delany Drive, Freckleton, Preston PR4 1SJ

Tempo are pleased to present to the market this Three Bedroom Semi Detached House and located in quiet cul-de-sac within walking distance of Freckleton Village. In brief, the property comprises: Entrance Hall, Lounge, Fitted Kitchen and Family Bathroom complete the living accommodation to the Ground Floor. There are Three Double Bedrooms and Ensuite Shower Room to the First Floor. Gardens to front and rear and Garage and Driveway providing ample off road parking. EPC = E \*\*\*\* NO CHAIN DELAY



Council Tax Band: D

Tenure: Freehold



### **Entrance Hall**

Side entrance with UPVC glazed door opens to the entrance hall. Stairs up to the first floor, ceiling light and laminate floor. Doors to -

### **Lounge**

14'5" x 17'0"

UPVC double glazed window to the front. Fireplace incorporating free standing gas fire with back boiler. Ceiling light, laminate floor and radiator.

### **Kitchen**

16'0" x 8'6"

UPVC double glazed window and exterior door to the rear. Fitted kitchen with wall and base units, incorporating breakfast bar dining seating and with contrasting laminate worksurfaces and LED lighting under wall cupboards. Inset 1.5 bowl steel sink and drainer with vegetable spray mixer tap, electric hob and oven under counter and chimney cooker hood. Tiled splashbacks and laminate floor, ceiling spotlights, plumbing for auto washer, built in storage cupboards.

### **Ground Floor Bathroom**

3'11" x 7'8"

UPVC double glazed frosted windows to the rear and side. Three piece suite comprising - Panelled bath with taps and shower screen, electric controls with shower attachment on riser rail, pedestal washbasin with mixer tap and low level WC button flush. Fully tiled walls, vinyl floor, ceiling light and heated towel ladder.

### **First Floor Landing**

Aforementioned stairs down with spindled balustrade, loft access hatch, ceiling light and doors to-

### **Bedroom 1**

11'0" x 13'1"

UPVC double glazed window to the front, built in wardrobes and airing cupboard, ceiling fan light, wood floor and radiator.

### **Ensuite**

6'7" x 4'11"

Three piece suite comprising - step in shower enclosure with electric controls and shower attachment on riser rail, hand washbasin with taps and low level WC handle flush. Fully tiled walls, ceiling light extractor fan and wood floor.

### **Bedroom 2**

15'1" x 7'8"

UPVC double glazed windows to the rear and side, ceiling light, laminate floor and radiator.

### **Bedroom 3**

8'10" x 9'0"

UPVC double glazed window to the rear, ceiling light and radiator.

### **Exterior**

Landscaped mature garden to the front and ample off road parking with driveway to the side leading to the concrete built garage, with up and over door and power sockets. A good sized rear garden, with laid to lawn, patio area, timber summer house and garden water tap.







## 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.

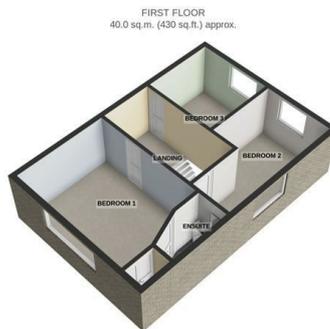
## Viewings

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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2025

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