



Asking Price £220,000

TENURE : FREEHOLD

Kirkham Road, Freckleton, PR4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**THREE BEDROOM SEMI
DETACHED HOUSE FOR SALE**

**LOCATED IN THE SOUGHT
AFTER VILLAGE OF
FRECKLETON**

**CLOSE TO VILLAGE CENTRE
WITH SHOPS AND AMENITIES**

**EASY ACCESS TO BAE
SYSTEMS SITE AT NEAR BY
WARTON**

**LOUNGE AND
KITCHEN/DINER
DOWNSTAIRS**

**THREE GOOD SIZE
BEDROOMS AND BATHROOM
UPSTAIRS**

Harbour Properties

150B Lytham Road, Warton, Preston, PR4 1XE

admin@harbourproperties.co.uk | 01772631770

Website: <http://www.harbourproperties.co.uk>



We are delighted to advertise for sale, this three bed semi-detached house in the sought after village of Freckleton. The property is in a great location, close to village centre, with its shops, schools, amenities, and has easy access for BAe Systems at Warton. The property is also a short drive to nearby Lytham St Annes with its green, vibrant town centre and beaches. The property has a large lounge area, through to a good sized kitchen/diner at the rear. Upstairs boasts two good size double bedrooms and one single bedroom, along with a modern bathroom. The property also boasts a driveway with parking for two cars, front garden area, and a large rear garden with open views to the countryside behind. The property comes with double glazing and gas central heating throughout. The property is freehold in tenure and has no onward chain.

ENTRANCE HALLWAY 4.30m x 1.10m (14' 1" x 3' 7")

Leading to.....

LOUNGE 4.30m x 4.30m (14' 1" x 14' 1")

Large lounge with wood laminate flooring, feature fireplace and door through to kitchen/diner.

KITCHEN/DINER 3.40m x 5.30m (11' 2" x 17' 5")

Large kitchen/diner to the rear of the property with grey wall & base units, and granite effect worktops. Comes with integrated oven, hob and extractor. Comes with wood laminate flooring and rear door to back gardens. There is a good size under the stairs, storage cupboard.

BEDROOM 1 4.30m x 3.40m (14' 1" x 11' 2")

Large double bedroom with feature fireplace, carpet and front facing window.

BEDROOM 2 3.30m x 3.40m (10' 10" x 11' 2")

Second good size double bedroom with carpet and rear facing window.

BEDROOM 3 2.35m x 1.80m (7' 9" x 5' 11")

Good size single room to the front of the property.

BATHROOM 2.30m x 1.80m (7' 7" x 5' 11")

Modern bathroom with tiled walls and floor, WC, basin, heated towel rail and shower over bath.

OUTSIDE

To the front is a garden area and driveway with parking for two cars. To the rear is a large rear garden with outhouse, lawn area, and stunning views out over the countryside.

Disclaimer

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.





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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Kirkham Road, Freckleton, PR4

