



Asking Price £189,950

TENURE : FREEHOLD

Rydal Avenue, Freckleton, PR4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

**THREE BEDROOM SEMI-
DETACHED DORMER
BUNGALOW FOR SALE**

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

**CLOSE TO VILLAGE
AMENITIES**

**BAE SYSTEM & LYTHAM ST
ANNES**

LOUNGE

**MODERN KITCHEN & LARGE
DINING ROOM**

Harbour Properties

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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.

HALLWAY 9'4" (2m 84cm) x 3'0" (91cm) x 10'6" (3m 20cm)

Entrance hallway with wood effect vinyl flooring, leading to....

LOUNGE 13'11" (4m 24cm) x 11'9" (3m 58cm)

Good size lounge to the front of the proeprty, with carpet, gas fire and surround.

KITCHEN 9'2" (2m 79cm) x 8'9" (2m 66cm)

Very stylish and modern, new fitted kitchen. Comes with Navy blue wall & base units, light grey wood effect worktops and white marble effect splashbacks. Has an integrated oven, hob and extractor. Door leads out to rear garden.

DINING ROOM 13'3" (4m 3cm) x 11'9" (3m 58cm)

Large, spacious dining room, to the rear of the house. Comes with wood effect vinyl flooring and french doors leading to the rear garden. Has ample space for large dining table and chairs.

BATHROOM 7'6" (2m 28cm) x 5'2" (1m 57cm)

Family bathroom with tiled walls, vinyl flooring, WC, basin and shower over bath.

BEDROOM 3 8'10" (2m 69cm) x 9'4" (2m 84cm)

Double bedroom with carpet, located on the ground floor, to the front.

BEDROOM 1 13'4" (4m 6cm) x 12'11" (3m 93cm)

Large, spacious upstairs double bedroom. Comes with large fitted wardrobes, storage cupboard, carpet, and is located to the rear.

UPSTAIRS WC 4'5" (1m 34cm) X 3'6" (1m 6cm)

Accessed from the landing is a two suite WC, featuring toilet and basin.

BEDROOM 2 17'0" (5m 18cm) x 5'3" (1m 60cm) x 9'11" (3m 2cm)

Large double bedroom with carpet and fitted wardrobes. Located to the front.

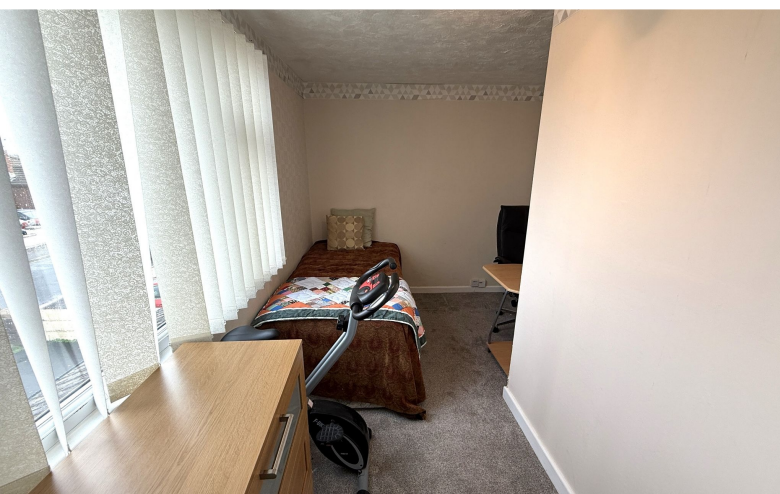
OUTSIDE

To the front is a stone area, and driveway for parking. To the rear is a fantastic, enclosed rear garden, which is south facing for all day sunshine. It is flagged for low maintenance, and has a small garage / outhouse for storage.

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.





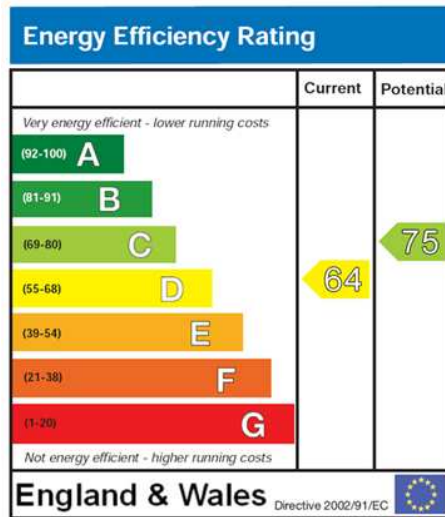
GROUND FLOOR
575 sq. ft. (53.4 sq.m.) approx.

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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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.

