



## Avalon Drive, Freckleton, PR4 1PE

- Marquis Built, 2 Bedroom Semi Detached True Bungalow
  - In the Heart of Freckleton Village
  - Good Sized Dining Kitchen
  - Short Drive to Lytham and its Amenities
- Occupying a Good Sized Corner Plot Offering Excellent Potential
  - Garage and Driveway Providing Ample Off Road parking
  - Four Piece Bathroom
  - Close to Schools

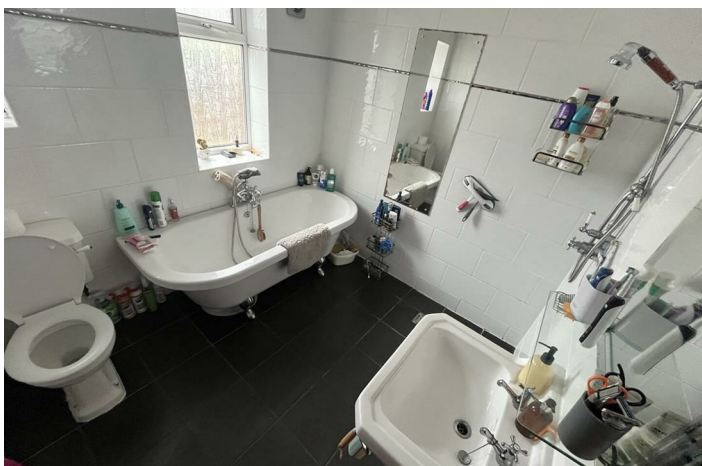
# Avalon Drive, Freckleton, Preston PR4 1PE

Nestled in the heart of Freckleton Village, Tempo are delighted to offer to the market this Marquis built semi detached true bungalow. Occupying a good sized corner plot, this property provides excellent potential. Briefly comprising - Entrance Hall, Lounge, Dining Kitchen, 2 Double Bedrooms and a Four piece Bathroom / WC. Gardens to three sides and rear garage with driveway provide ample off road parking. Do not miss the chance to make this charming property your new home.



Council Tax Band: C

Tenure: Freehold



## Entrance Hall

UPVC glazed front door opens in to the entrance hall with loft access hatch with pull down ladder, laminate flooring and doors too -

## Lounge

13'5" x 13'3"

This comfortable living room features a large bay window to the front that floods the space with natural light. A neutral carpet underfoot complements the soft green accent wall and white paintwork, creating a calm and inviting atmosphere. The fireplace, centred on one wall, adds a cosy focal point to the room and a radiator. There is ample space for seating and storage, making this a great room to relax or entertain.

## Dining Kitchen

13'1" x 10'8"

The kitchen is practical and well-equipped, with wooden cabinetry providing plenty of storage space and contrasting work surfaces. Inset gas hob, eye level electric oven and steel sink and drainer with mixer tap. There is a space for a dining table, perfect for informal meals. Tiled walls and flooring are durable and easy to clean, while windows look out onto the rear and gardens, adding light to the space. Exterior UPVC door leads to the rear garden.

## Bedroom 1

12'4" x 11'4"

A large bay window to the front allows for plenty of natural light while maintaining privacy. Inset ceiling downlighters and radiator.

## Bedroom 2

11'4" x 9'8"

UPVC double glazed window to the rear and radiator.

## Bathroom / Wet Room

7'3" x 8'2"

The Four piece bathroom is fitted with a classic-style free-standing bathtub, a separate open shower with mixer controls and overhead rain shower, pedestal wash basin and low level handle WC flush. The walls are tiled in white with decorative trims, and the floor is finished with dark tiling, providing a fresh and clean look. A frosted window to the rear brings in natural light and ventilation.

## Rear Garden

The rear garden offers a paved patio area ideal for outdoor seating and planting. It is enclosed by brick walls and fencing, providing privacy and security. The

garden feels manageable in size and is well suited for outdoor relaxation or entertaining.

## Exterior

Good sized corner plot with gardens to three sides and offering excellent potential. The exterior of the property features a well-maintained lawn bordered by hedging and shrubbery, adding to the home's curb appeal. A low brick wall defines the boundary to the front and side and a gravel driveway and detached garage provide ample parking space. This semi-detached home is set within a quiet residential and much sought after road.



## 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

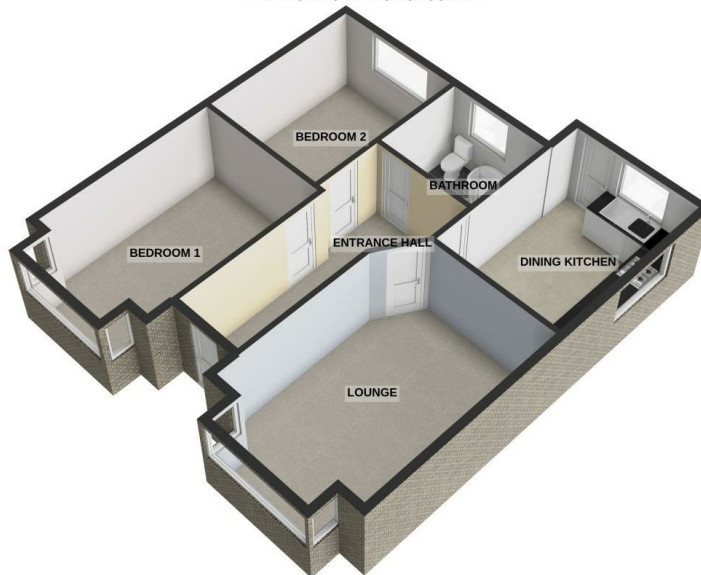
Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		EU Directive 2002/91/EC	

GROUND FLOOR  
74.5 sq.m. (802 sq.ft.) approx.



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.  
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Contact Annette & Team Tempo **NOW**

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