



Asking Price £249,950

TENURE : FREEHOLD

Tarnbrick Avenue, Freckleton, PR4

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

**3 BEDROOM DORMER
BUNGALOW AVAILABLE IN
FRECKLETON**

**GOOD SIZED LOUNGE WITH
WOOD BURNER**

MODERN FITTED KITCHEN

2 BATHROOMS

1 UPSTAIRS

1 DOWNSTAIRS

Harbour Properties

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Harbour Properties are delighted to advertise this three bedroom, semi-detached, dormer bungalow, in the sought after village location of Freckleton.

The property briefly comprises an entrance hallway, good sized lounge with wood burner, fitted kitchen, downstairs master bedroom, downstairs bathroom and L-shape dining room. Upstairs the property features two more double bedrooms and another bathroom.

The property also boasts gas central heating, double glazing throughout. low maintenance front and rear gardens, a driveway and a garage.

The property is Freehold and is not in a chain.

ENTRANCE HALL

UPVC front door leading into entrance vestibule, with a further door leading into the hallway which features wooden laminate flooring and a meter cupboard.

LOUNGE *4.65m x 3.65m (15' 3" x 12')*

Good sized lounge with large bay window which brightens up the room, log burner with brick surround, laminate flooring and spotlighting.

KITCHEN *4.10m x 3.20m (13' 5" x 10' 6")*

The kitchen is to the rear of the property and includes wooden wall and base units with a tiled work top, breakfast bar, stainless steel sink, drainer and mixer tap. The room also boasts a UPVC rear door to access the rear garden.

MASTER BEDROOM *4.30m x 3.15m (14' 1" x 10' 4")*

To the front of the property, downstairs, is the master bedroom, which includes a large bay window, carpet, and large wardrobes, offering plenty of storage space.

DOWNSTAIRS BATHROOM *2.65m x 2.05m (8' 8" x 6' 9")*

The downstairs bathroom boasts tiled walls, vinyl flooring, toilet, basin and a large shower cubical housing an electric shower.

DINING ROOM *5.90m x 4.55m (19' 4" x 14' 11")*

The second reception room boasts laminate flooring, under stairs cupboard and access to the first floor. The room then opens up in an L-shape to the extended dining room.

BEDROOM 2 *4.90m x 2.75m (16' 1" x 9')*

The second bedroom is upstairs and features carpet and fitted wardrobes,

UPSTAIRS BATHROOM *3.60m x 1.80m (11' 10" x 5' 11")*

The second bathroom is upstairs and includes vinyl flooring, frosted window, toilet with dual flush, basin with mixer tap, tiled splash back, and an electric shower inside a tiled shower cubical.

BEDROOM 3 *3.60m x 2.55m (11' 10" x 8' 4")*

The third bedroom is also a double upstairs and includes a fitted wardrobe.

OUTSIDE

To the front of the property is paved a front garden and a drive leading down the side of the property. To the rear is a good sized enclosed garden, which includes paving, raised flower beds and a garage which has electric.

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
840 sq.ft. (78.0 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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: Tarnbrick Avenue, Freckleton, PR4

