



Summit Drive, Freckleton, Preston, PR4 1PP

- Immaculately Presented Three Bedroom Dormer-Bungalow
 - Quiet Cul De Sac
 - Driveway & Garage
 - Viewing Recommended !!!!
- Situated in Freckleton Village and a Short Walk to Local Amenities
 - Extended to Rear
 - Easy to Maintain Front and Rear Gardens

Contact Annette & Team Tempo **NOW**

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

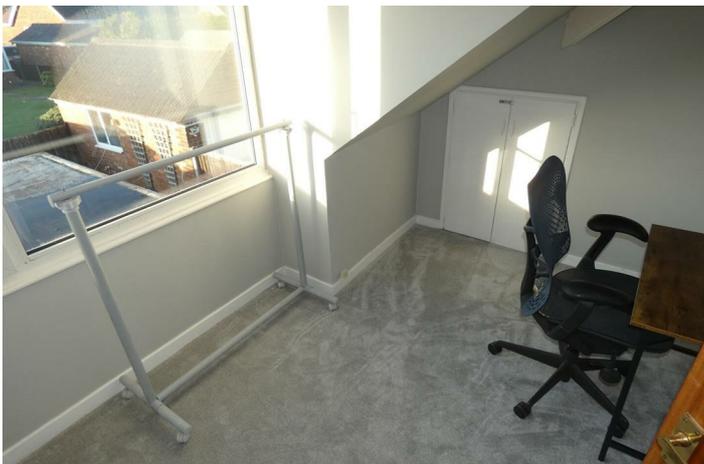
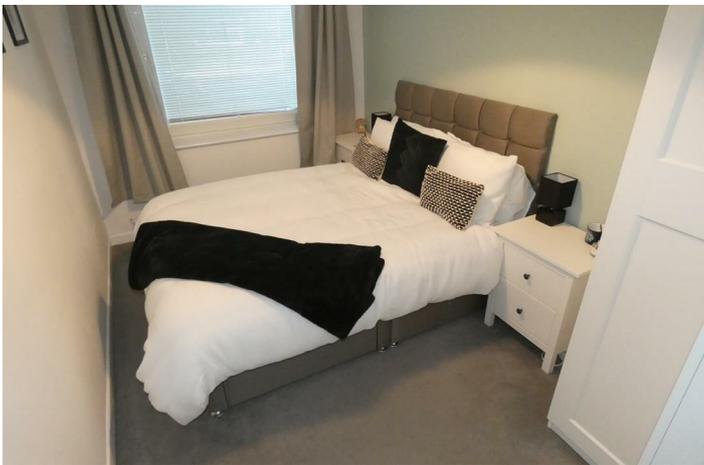
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Tempo are pleased to bring to the market this immaculately presented Three Bedroom Dormer-Bungalow situated in a very desirable area of Freckleton Village. This well maintained home is just a short walking distance to local shops, amenities, schools and transport routes. In brief, this property comprises: Two reception rooms, kitchen, shower room, ground floor double bedroom and two further bedrooms to the first floor. Driveway, detached garage and easy to maintain front and rear gardens. UPVC double glazing and central heating throughout. Viewings are a must to appreciate the potential in this family home!



Council Tax Band: C

Tenure: Freehold



Entrance Hall

Side entrance with UPVC door leading into entrance vestibule. Inner door opens into the L shaped hallway, newly carpeted. Stairs up to the first floor and doors to the following rooms:-

Lounge

14'11" x 10'2"

Bright and airy living room with large bay UPVC window to front elevation and Venetian blinds. Feature marble fireplace and hearth incorporating a living flame gas fire. Newly carpeted flooring, ceiling light and panel radiator.

Second Lounge / Dining Room

24'5" x 8'1"

Good size second reception room / dining room with UPVC patio doors leading out into the rear garden. UPVC window to the side of the property and both the UPVC patio door and window come with Venetian blinds. Access to the under stair cupboard providing additional storage. Carpeted flooring, two ceiling lights and panel radiator.

Kitchen

11'7" x 9'2"

Fitted kitchen with lots of eye and base level units with contrasting worktops and tiled splashbacks. Integrated electric oven, gas hob with extractor fan and stainless steel 1.5 sink with mixer tap. Integrated low level fridge and freezer, washing machine and microwave included. UPVC external door and window to side elevation. Tile effect flooring, panel radiator and inset ceiling spotlights.

Shower Room

10'1" x 5'5"

Large family bathroom in white comprising: low level flush WC, hand-wash basin over vanity unit and corner

shower enclosure with riser rail mixer controls and shower attachment with acrylic panelled splashback. There is plenty of room to reconfigure and add an additional bath. Towel rail, panel radiator and ceiling light. Frosted UPVC window to the rear of the property.

Bedroom 1

13'5" x 8'0"

Ground floor main double bedroom with UPVC window to the front of the property. Two ceiling lights, newly carpeted flooring and panel radiator.

Bedroom 2

10'10" x 7'11"

Upstairs second double bedroom with UPVC window to rear elevation. Carpeted flooring, ceiling light and panel radiator. Built in wardrobe and door to loft storage and access to the central heating boiler.

Bedroom 3

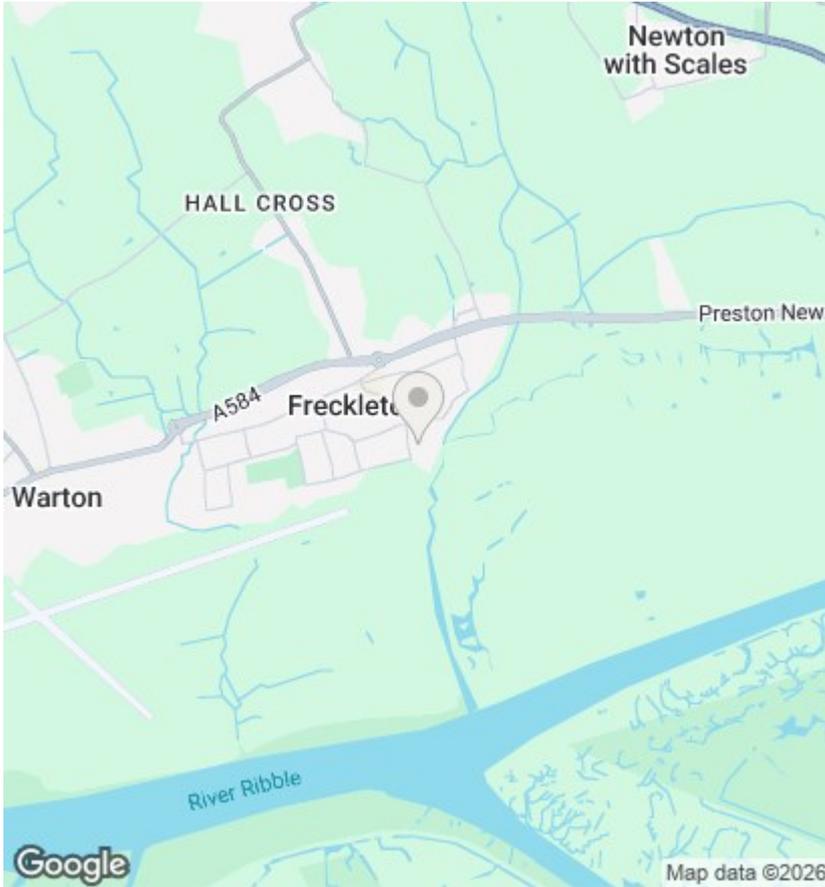
8'0" x 8'7"

Third bedroom with UPVC window to front elevation. , carpeted flooring, ceiling light and panel radiator.

Exterior

To the front of the property, well maintained slate chipped front garden and driveway providing off-road parking for multiple cars. To the rear of the property, single detached garage accessible from the driveway. Private and easy to maintain flag stoned rear garden with raised plant borders.





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:

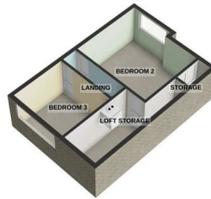
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
69.9 sq.m. (752 sq.ft.) approx.



FIRST FLOOR
30.9 sq.m. (333 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. Made with Metropix © 2025

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