



Avalon Drive, Freckleton, Preston

Offers Over £209,950

Ben Rose Estate Agents are pleased to bring to the market this charming three-bedroom semi-detached home, ideally situated on a sought-after residential estate in the picturesque village of Freckleton. The property offers comfortable and versatile accommodation throughout, with excellent access to major North West towns and cities including Lytham St Annes and Preston, making it an excellent choice for commuters. Families will appreciate the proximity to highly regarded schools, supermarkets, and a range of local amenities, ensuring convenience for everyday living.

Stepping into the property through the entrance porch, you will find yourself in the main hallway, which provides access to all rooms. To the right, you will find the spacious lounge, which features a central fireplace and large bay window overlooking the front aspect. Moving through the home, you will enter the bright kitchen/breakfast room. The fitted kitchen offers ample storage and space for freestanding appliances, while sliding patio doors provide direct access to the rear garden. On the opposite side of the hallway is the dining room, which offers ample space for a family dining table and benefits from a further set of sliding patio doors leading out to the garden. Completing the ground floor is the spacious master bedroom, positioned to the front of the property, along with a modern three-piece family bathroom featuring an over-the-bath shower.

Moving upstairs, you will find two further well-proportioned bedrooms, both benefiting from additional storage.

Externally, to the front is a well-maintained garden alongside a private driveway providing off-road parking. The driveway extends to the side of the property, leading to the single detached garage at the rear, which is equipped with power and lighting.

To the rear is a generously sized garden featuring a lawn, flagged patio, and established plants and trees, including apple and plum trees. This lovely outdoor space provides a pleasant setting for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space, and desirable location this property has to offer, and to avoid potential disappointment.













BEN ROSE

GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

