



Astley Crescent, Freckleton, Preston, PR4 1RE

£795 PCM

- Marquis Built True Bungalow
- Located in the Heart of Freckleton Village
- Driveway and Detached Garage
- Bond Applies
- Two Bedroom Semi Detached Property
- Two Double Bedrooms
- EPC = C

Astley Crescent, Preston PR4 1RE

Tempo are pleased to bring to the rental market this Marquis Built True Bungalow. This two bedroom bungalow is located in the heart of the village within walking distance of local shops, parks, bowling green & local amenities. Briefly comprising: Hallway, Lounge, Kitchen, Two Double Bedrooms, Utility Room and Shower Room. uPVC double glazing and gas central heating. Detached garage and tarmac driveway providing ample off road parking. Gardens to front and rear. Viewing is Highly Recommended. EPC=C



Council Tax Band: C

Deposit: £915



Hallway

Spacious hallway with wood effect flooring, ceiling light, panel radiator and coving. Door provides access to large storage cupboard with loft hatch and fixed ladder, ceiling light and shelves.

Lounge

16'1" x 11'10"

Light and airy lounge with coal effect fireplace, marble effect back and hearth and timber mantelpiece. uPVC bay window to front elevation with curtains, panel radiator, coving and ceiling light.

Kitchen

11'11" x 9'6"

Range of modern eye and base level units in Pebble with wood effect worktops and tiled splash back. Built in oven with four ring hob, cooker hood and splashback above. Integrated fridge freezer, 1.5 stainless steel sink with drainer and mixer tap, cupboard housing boiler and wood effect flooring. Ceiling light, panel radiator, uPVC window to side elevation and uPVC windows and door leading to Utility.

Utility

7'8" x 4'6"

uPVC and brick built utility with brick effect flooring, washing machine, dryer and blinds. uPVC door leads to rear garden.

Bedroom One

13'2" x 10'1"

Double bedroom with uPVC window to front elevation with curtains, panel radiator and ceiling light. Range of built in wardrobes and dressing table providing ample storage space.

Bedroom Two

10'7" x 9'4"

Second double bedroom with panel radiator, ceiling light, coving and wood effect flooring. uPVC window overlooking rear garden with curtains.

Shower Room

6'9" x 5'4"

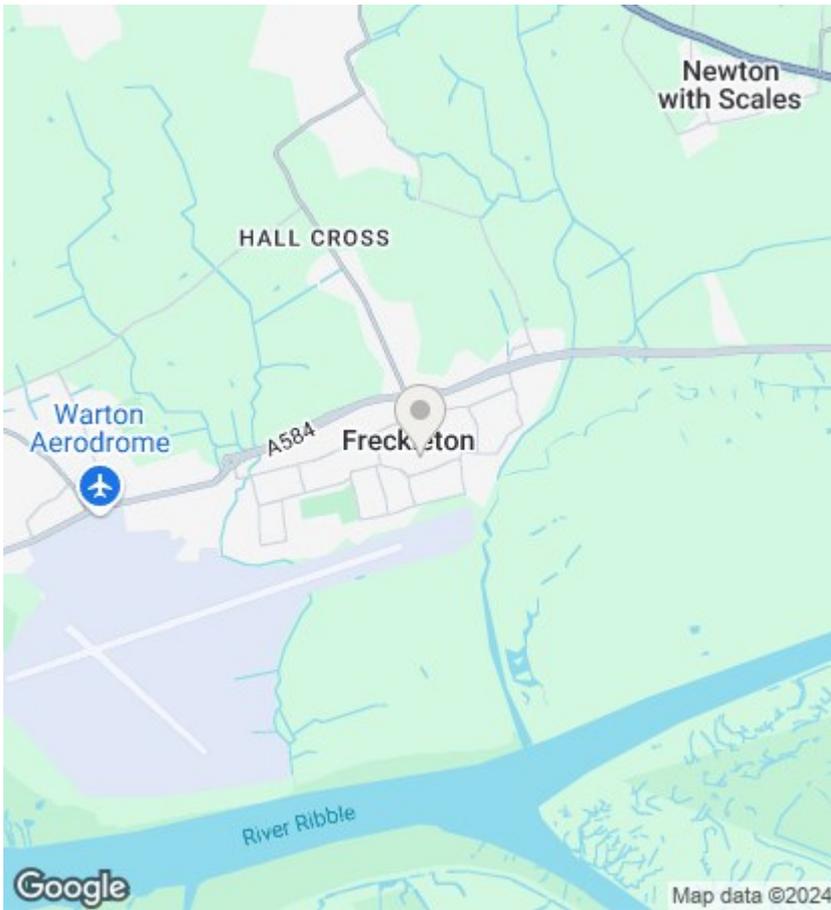
Three piece suite comprising low flush WC, hand wash basin over vanity unit and step in large shower unit. Fully tiled walls, tile effect flooring, inset spotlights and hand rails. Heated towel ladder, wall mounted mirrored cupboard and frosted uPVC window to rear elevation.

Exterior

Low maintenance garden to the front with planted

borders. Tarmac walkway and driveway leading to detached garage (19'10" x 10'4") with power and light, providing ample off road parking.

Private and enclosed rear garden with timber fence surround, mainly laid to lawn with paved patio area and well established 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: C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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