tempo
LOCAL & ONLINE ESTATE AGENTS

£114,950

Freckleton Street, Kirkham PR4 2SB

- Ground Floor Apartment
- Large Open Plan Kitchen/ Lounge Living Space
- Convenient and Popular Residential Development
- Close to Kirkham Town Centre
- ***CHAIN FREE!
- Two Double Bedrooms
- Spacious and Modern
- Allocated Parking Space
- Viewing Recommended
- EPC = C

Contact Annette & Team Tempo *NOW*

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

Freckleton Street, Kirkham, Preston PR4 2SB

Tempo are pleased to bring to the market this unique built TWO bedroom Ground Floor Apartment, situated on an excellent modern development in a convenient position close to Kirkham Town Centre and amenities, such as the `Mill Farm` development, as well as offering excellent bus, rail and M55 motorway commutable links. The accommodation briefly comprises: Entrance Hall, Open Plan Lounge / Kitchen, 2 Double Bedrooms and Bathroom / WC. Communal Gardens and Parking Space.

2 1 1 C

Council Tax Band: B

Tenure: Leasehold

Entrance Hall

Hardwood glazed door with attached window opens into the apartment to the rear of the building. Spacious Entrance Hall, carpeted and with wood effect flooring, Built in airing cupboard housing hot water cylinder and with slatted shelving, LED ceiling downlighters, electric panel heater and doors to the following rooms:

Open Plan Lounge / Kitchen Living Space

20'5" x 9'5"

Floor to ceiling UPVC double glazed window to the front. Carpeted living area with TV point and electric panel heater. Wood effect flooring to the kitchen area with a range of wall and base units with complimentary worktops and LED downlighting under wall cupboards. Inset halogen hob with built in fan assisted electric oven, stainless steel splash back plate and illuminated chimney cooker hood. Stainless steel 1.5 bowl sink and drainer with mixer tap. Integrated appliances include: tall fridge freezer, automatic dishwasher and automatic washer / dryer. Ceramic tiled splashbacks and LED ceiling downlighters.

Bedroom One

16'1" x 10'5"

Floor to ceiling UPVC double glazed window to the front. Electric panel heater, inset halogen ceiling downlighters, TV Point and door to a good sized walk in wardrobe.

Bedroom Two

13'0" x 8'0"

Floor to ceiling UPVC double glazed window to the front. Electric panel heater and inset halogen ceiling downlighters.

Bathroom WC

UPVC frosted double glazed window to the rear. Fitted three piece suite in white comprising: panelled bath with mixer tap, mixer shower controls, riser rail, shower attachment and glass screen. Pedestal wash basin with mixer tap and low push button flush WC. Fully ceramic tiled walls and wood effect vinyl flooring. Inset LED ceiling downlighters,, shaver point, extractor fan and chrome heated towel rail.

Exterior

Communal landscaped gardens to the front and allocated parking space to the rear.

Notice

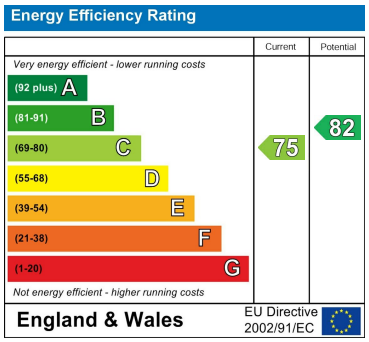
Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

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

EPC Rating:

C



GROUND FLOOR

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.
Made with Metropix ©2024

Misrepresentation Act 1967:- tempoleisure.co.uk looks to ensure that all our sales particulars are accurate and reliable, we believe the above details to be correct but their accuracy cannot be guaranteed and they do not constitute any part of an offer or contract. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each statement in these particulars before entering into any formal contract to purchase or to rent this property.

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

Contact Annette & Team Tempo NOW