



## Preston Old Road, Freckleton, Preston, PR4 1HD

- Charming 2-Bed Cottage
- Lovely Period Bathroom
- Heart of Freckleton Village
- Viewing Recommended !!!
- Open-Plan Lounge / Diner With Wood Burner
- Split-Level Mature Garden
- Immediate Availability

# Preston Old Road, Freckleton PR4 1HD

Nestled in the charming village of Freckleton, this delightful two-bedroom mid-terraced cottage on Preston Old Road offers a perfect blend of character and modern living. Upon entering, you are greeted by a spacious open plan lounge/ dining room featuring a multi burner stove fire, perfect for cosy evenings. A fitted kitchen completes the ground floor accommodation. The first floor boasts two generously sized bedrooms, and a fantastic period style bathroom. Outside, the property benefits from a parking space at the front, while the rear garden is a true highlight. This split-level mature garden features a laid to lawn, established trees, and a paved patio area, ideal for outdoor gatherings or simply enjoying the tranquillity of the surroundings. Recently fully rewired throughout! Immediate Availability !!!



Council Tax Band: B

Tenure:



## **Open Plan Lounge / Diner**

24'7" x 15'7"

Composite front door opens into a spacious open plan lounge / dining room. Windows front and rear provide plenty of natural light. The focal point of the room is a 5KW Multifuel stove fire with brick fireplace

## **Kitchen**

11'3" x 7'1"

The kitchen is compact yet well-equipped with a good amount of storage with fitted wall and base units with contrasting work surfaces and floor tiles complement the lighter units, and a window over the sink provides a pleasant view to the rear garden, Tiled splash backs, 1.5 bowl steel sink with mixer tap, gas cooker point, illuminated cooker hood and exterior door to the side.

## **Bedroom 1**

11'4" x 15'7"

The principal bedroom is a restful space featuring a large window that fills the room with daylight. There is ample room for a double bed and freestanding furniture, including mirrored wardrobes that offer generous storage while reflecting natural light, enhancing the airy feel of the room.

## **Bedroom 2**

12'10" x 9'3"

Bedroom 2 is a well-proportioned room with a window overlooking the garden, offering a peaceful outlook. The neutral décor and soft carpeting create a calm atmosphere, ideal as a guest room, nursery, or home office.

## **Bathroom**

10'9" x 7'1"

The bathroom is fitted with a traditional suite including a bath, glass screen, electric shower controls and riser rail and shower attachment. A vanity-style sink with storage beneath, and a handle flush WC. Dark floor tiles contrast with lighter wall tiling, and a window allows natural light and ventilation, creating a fresh and functional space. Feature London style radiator with combined heated towel rail. Built in airing cupboard houses the hot water cylinder.

## **First Floor Landing**

The landing provides access to both bedrooms and

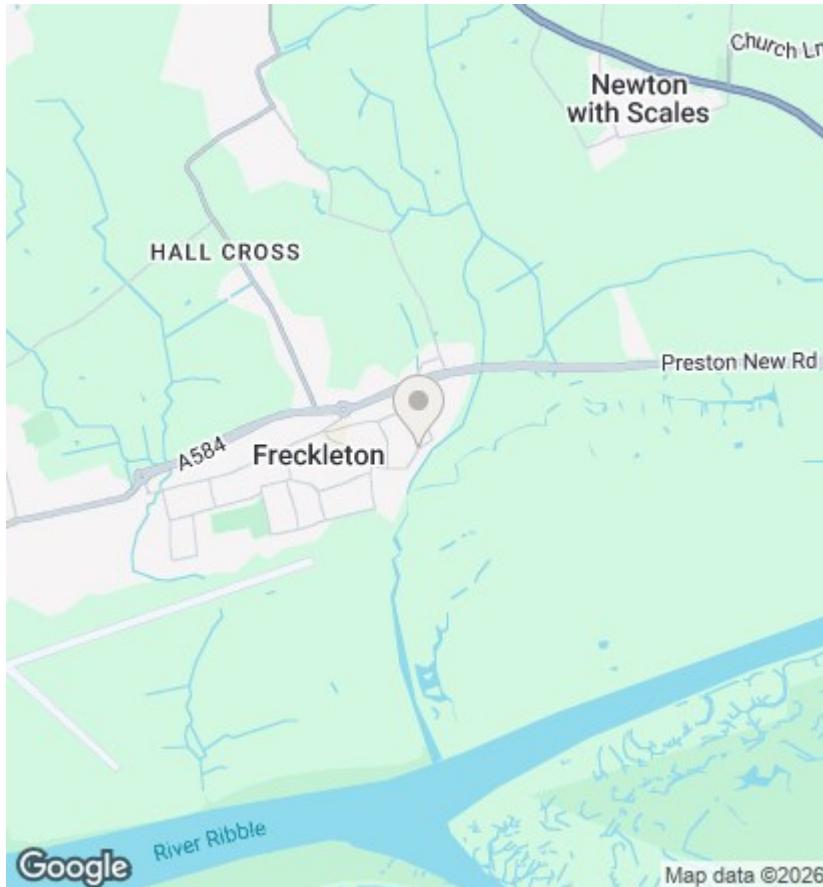
the bathroom. Aforementioned stairs down to ground floor with balustrade, ceiling light and loft access hatch

## **Rear Garden**

The rear garden is a substantial outdoor space featuring a well-maintained lawn bordered by mature hedges and fencing, offering privacy and a peaceful setting. A paved patio area and steps lead down to a charming garden shed, providing useful storage. This garden is ideal for outdoor activities, gardening, or simply enjoying the fresh air in a private environment.







## 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.

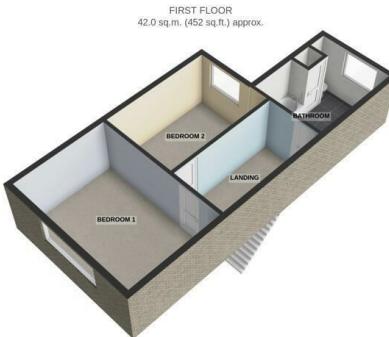
## Viewings

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

## EPC Rating:

D

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



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