



Preston Old Road, Freckleton, Preston, PR4 1HD

£189,950

- Charming Two Bedroom Extended Terraced Cottage
- New Windows and Doors, Re - Wire And Central Heating
- Fantastic Newly Fitted Shower Room
- Mature Split Level Rear Garden
- ***** Viewing Recommended to Fully Appreciate !!!
- Improved considerably by its present owners
- Spacious Open Plan Living Dining Kitchen Area With New Wood Burner
- Off Road Parking
- Situated In The Heart Of Freckleton Village

Preston Old Road, Freckleton, Preston PR4 1HD

A Charming 2 Bedroom, Extended, Mid Terraced Cottage, set in the heart of Freckleton Village and has been improved considerably by its present owners!! In brief, the property comprises: Entrance Hall, Open Plan Lounge with new wood burner, Dining Area and Kitchen complete the living accommodation to the ground floor. There are Two good sized Double Bedrooms and a fantastic newly fitted Shower Room WC to the First Floor. Parking space to the front and good sized split level mature garden to the rear, with laid to lawn, established trees and a paved patio, ideal for sitting out and entertaining. New windows and doors, Re wired and new central heating. EPC = D. **** Viewing Highly Recommended !!!



2



1



1



D

Council Tax Band: B

Tenure: Freehold



Entrance Hall

New Composite front door opens into the entrance hall with inset doormat, timber flooring, ceiling light and storage cloak alcove. Stairs lead to first floor and opening leads to the ground floor accommodation.

Open Plan Lounge

24'0" x 11'5"

Spacious open plan living area with wood flooring. UPVC double glazed window to front elevation, new cast iron wood burning fire set in chimney recess with slate tiled hearth, built in storage cupboard under stairs, ceiling and wall lights and two radiators. Open Plan to -

Dining Area

10'9" x 5'8"

Double security doors and UPVC double glazed French doors beyond to the rear elevation. Inset ceiling downlighters and radiator. Open plan to -

Kitchen

10'9" x 7'5"

UPVC double glazed window to the rear. Fitted kitchen with eye and base level units in cream, wood effect worktops and tiled splashback. Plumbing for auto washing machine, inset four ring gas hob with cooker hood above, breakfast bar and 1.5 bowl stainless steel sink with drainer and mixer tap. Tile effect laminate flooring and inset spotlights.

Landing

Aforementioned stairs with spindled balustrade lead to split level landing with ceiling light and loft hatch. Doors lead to the first floor accommodation.

Bedroom 1

14'6" x 10'9"

UPVC double glazed window to front elevation with feature original fire place ceiling light and contemporary satin black vertical radiator.

Bedroom 2

12'10" x 9'1"

UPVC window overlooking rear garden. Second bedroom with range of built in louvre wardrobes and storage, ceiling light and radiator.

Shower Room

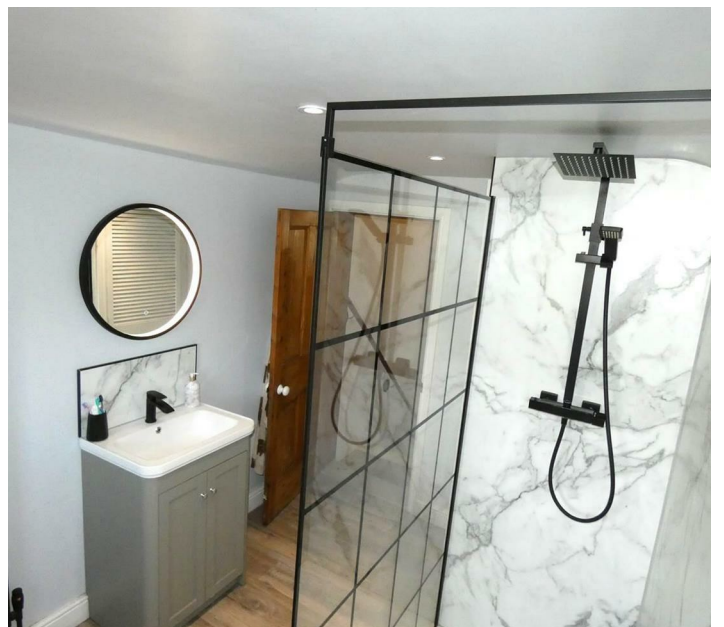
10'9" x 7'0"

UPVC double glazed obscure window to the rear. Newly fitted shower room with three piece suite

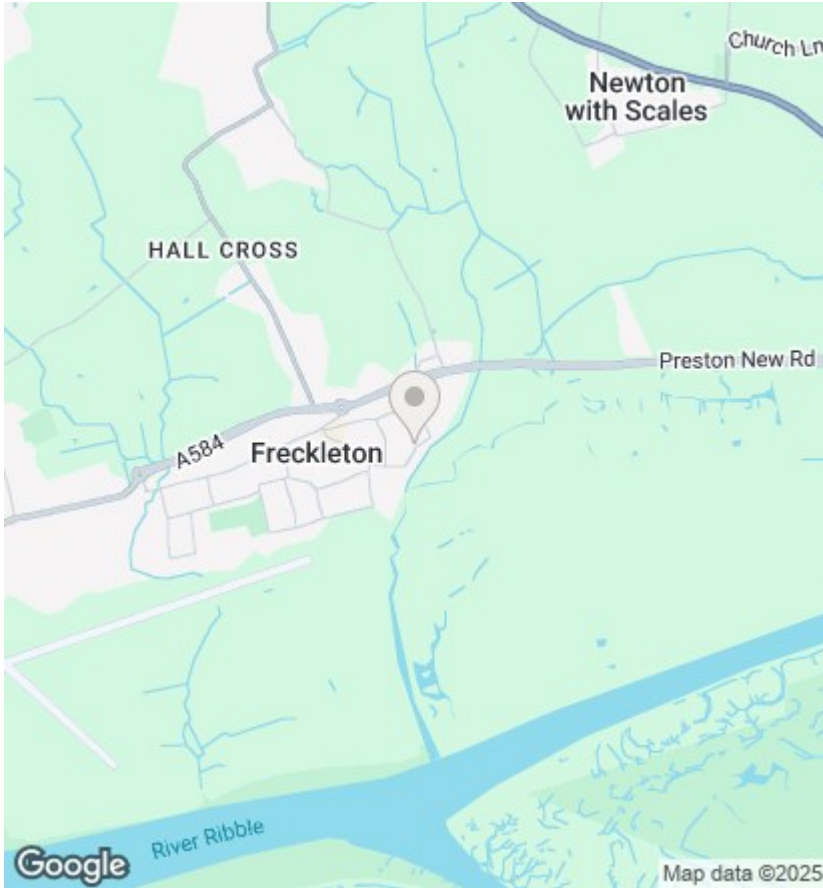
comprising: low push button flush WC, vanity wash basin with mixer tap and illuminated touch mirror and large walk in shower, with mixer controls, riser rail and shower attachment and rain shower all in satin black. Acrylic panned splashbacks, inset ceiling downlighters, laminate flooring, extractor fan and vertical radiator and heated towel ladder, both in matching satin black. Built in Cupboard housing new condensing combi boiler.

Exterior

Parking space to the front of the property. A mature split level garden with paved patio area directly to the rear with outside garden tap and timber gate providing access through for bins. Steps lead up to additional patio area with borders of brick sleepers housing plants and shrubs. Further steps lead to large laid to lawn garden with borders of plants, hedges and trees. Crazy paving pathway and timber shed providing external storage.







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		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

46.8 sq.m. (504 sq.ft.) approx.



FIRST FLOOR
42.0 sq.m. (452 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.

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