



Lytham Road, Freckleton PR4 1AB

- Two Bedroom Period Terraced House
- In The Heart Of Freckleton Village
- Excellent Value
- Renovated Throughout
- Ideal For First Time Buyer Or Small Family Home
- Viewing Recommended

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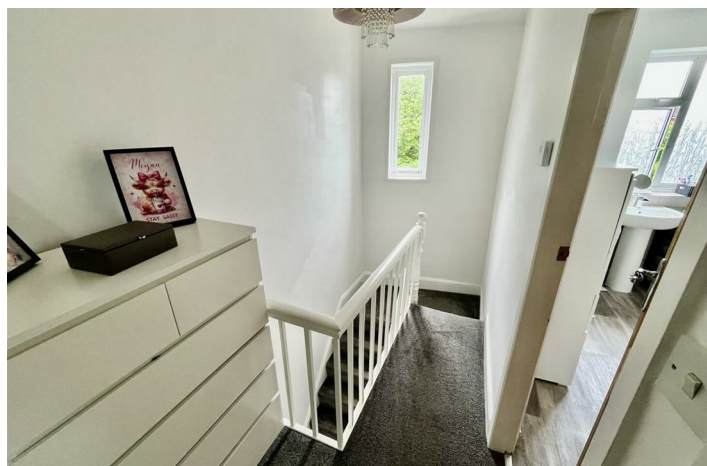
Lytham Road, Freckleton PR4 1AB

Nestled in the charming village of Freckleton, this delightful period house on Lytham Road offers a perfect blend of comfort and convenience. The house boasts a spacious lounge, fully fitted kitchen, rear utility space, 2 bedrooms and a lovely family bathroom WC. A pleasant easy manageable garden to the rear and not overlooked. Freckleton is known for its picturesque surroundings and strong sense of community, making it an ideal location for those who appreciate a quieter lifestyle while still being within easy reach of local amenities. With its charming character and practical layout, this house on Lytham Road presents an excellent opportunity for anyone looking to settle in this lovely area. Don't miss the chance to make this delightful property your new home.



Council Tax Band: B

Tenure: Freehold



Entrance

Composite front door opens into the entrance vestibule. Inner door to:-0

Lounge

13'1" x 14'9"

This welcoming lounge offers a cosy space with a large window allowing natural light to fill the room. It features a light carpeted floor and a contemporary fireplace set beneath a wall-mounted television, creating a perfect spot for relaxing and entertaining.

Kitchen

11'2" x 11'9"

The modern kitchen is fitted with sleek, white cabinetry and contrasting black galaxy granite worktops with matching splashback upturns and integral drainer grooves. Integrated appliances include an oven and hob with an extractor hood. The kitchen benefits from wood-effect flooring and a door leading through to the utility space, which provides additional room for practical tasks.

Utility Space

4'3" x 11'10"

The utility space offers practical additional storage and workspace, with external access to the rear garden area, making it ideal for laundry and household chores.

Landing

The landing upstairs is brightened by a tall, narrow window and leads to the two bedrooms and bathroom. It features a spindled balustrade, loft access hatch, light neutral carpet and offers a practical space connecting the rooms.

Bedroom 1

13'1" x 9'2"

Bedroom 1 is a comfortable double room with neutral décor and a dark carpet. A large window overlooks the front of the property, providing ample natural light and a view outside. The room is currently furnished with a double bed and storage units.

Bedroom 2

12'12" x 8'10"

Bedroom 2 is a smaller, cosy room also carpeted in a neutral shade. It features a window to the front and is furnished with a single bed and storage furniture, ideal as a child's bedroom or guest room.

Bathroom

10'2" x 9'2"

The bathroom is fitted with a modern white suite comprising a curved bath with an overhead rain shower finished in contemporary satin black, a pedestal sink, and a close-coupled push button WC flush. Light wood-effect flooring and large wall tiles create a fresh and contemporary feel, complemented by a frosted window providing natural light and privacy.

Rear Garden

This neat rear garden, which is not overlooked features low-maintenance artificial grass bordered by painted brick walls, offering a private outdoor area ideal for play or relaxation. A couple of storage sheds provide useful garden storage. There is a communal passageway to the side of the property allowing useful access from the front 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

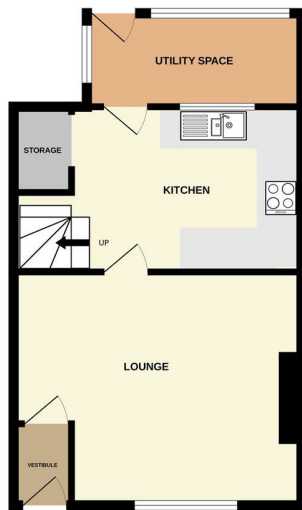
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

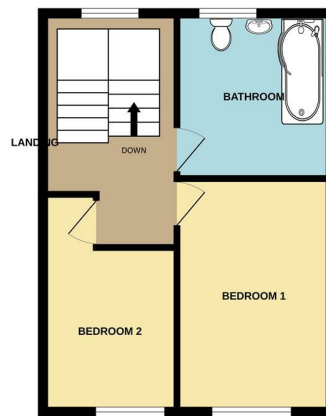
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



FIRST 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 Metropac (2006).

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