



## Astley Crescent, Freckleton, Preston, PR4 1RE

- Semi Detached Dormer Bungalow
- Popular Residential Location Close to Freckleton Village Centre
- Requires Full Refurbishment Following Fire Damage
- Front and Rear Gardens
- Driveway and Garage Providing Off Road Parking
- Ideal Investment or Renovation Project
- Immediate 'Exchange Of Contracts' Available
- Being Sold Via 'Secure Sale'

Contact Annette & Team Tempo **NOW**

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

# Astley Crescent, Freckleton, Preston PR4 1RE

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted.

Ultimately a transparent process which provides speed, security and certainty for all parties.

Three bedroom semi-detached dormer bungalow situated within a popular residential area of Freckleton, close to the village centre and a range of local amenities including shops, schools and transport links. The property occupies a plot extending to approximately 284m<sup>2</sup> and backs onto Freckleton Memorial playing fields. Accommodation briefly comprises: hallway, lounge, kitchen, bathroom, dining room/bedroom and additional bedroom to the ground floor, with two further bedrooms to the first floor. Externally the property benefits from front and rear gardens, driveway parking and a detached garage.

The property has unfortunately suffered significant fire damage, particularly to the roof structure and internally, and now requires full refurbishment.

This presents an excellent opportunity for builders, investors or buyers looking for a renovation project with strong potential in a sought-after residential location. Once restored, the property offers the scope to create a spacious family home.



Council Tax Band: C

Tenure: Freehold



## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

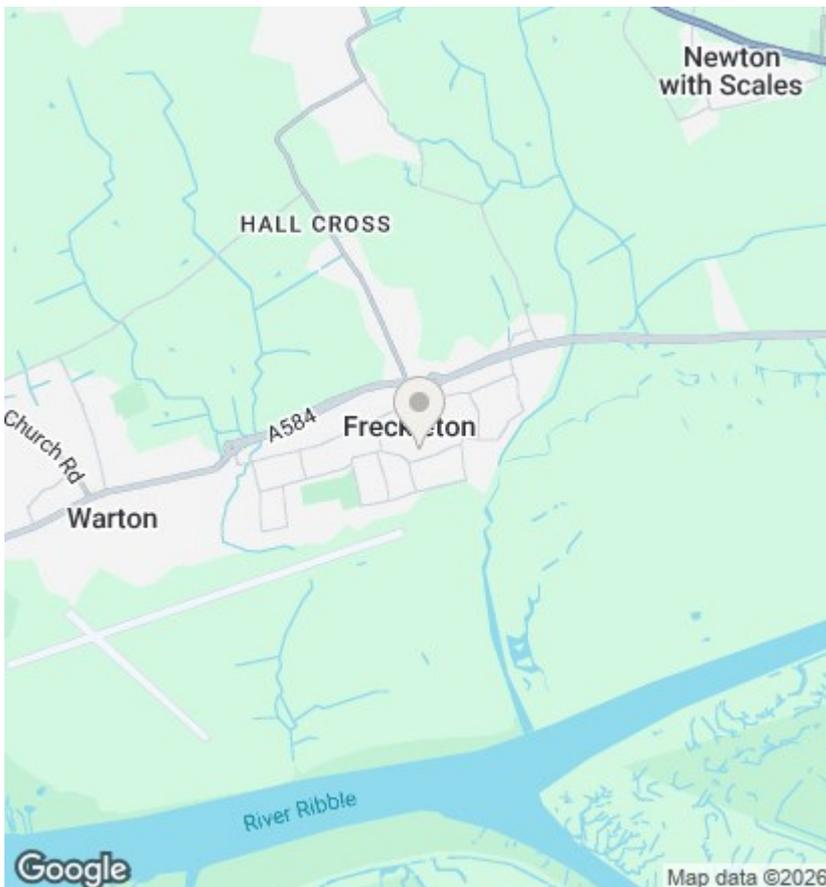
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details

relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## 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:

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.

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