



## Memory Close, Freckleton, Preston PR4 1YS

Asking Price £140,000

- WELL PRESENTED 1 BEDROOM TERRACED BUNGALOW
- IN THE HEART OF FRECKLETON VILLAGE
- LOUNGE / DINER
- DOUBLE BEDROOM WITH FITTED WARDROBES
- MODERN SHOWER ROOM
- INTEGRAL GARAGE & DRIVEWAY
- QUIET CUL DE SAC
- EPC = C
- \*\*\*\* NO CHAIN DELAY!!!

# Memory Close, Freckleton, Preston PR4 1YS

Well Presented 1 Bedroom Terraced Bungalow, positioned in a Quiet Cul De Sac, within short walking distance to Freckleton Village Centre. In brief, the property comprises: Entrance Hall, Lounge Diner, Fitted Double Bedroom, Kitchen and a Modern Shower Room complete the living accommodation to the ground floor. An Integral Garage and Driveway provide off road parking and enough room to sit out on the front. Double glazing and central heating throughout. EPC = C \*\*\*\*\* NO CHAIN DELAY!!!



Council Tax Band: B

Tenure: Freehold



## **Entrance Hall**

UPVC glazed door opens to the entrance vestibule with ceiling light and cloak hooks. UPVC inner glazed door to the entrance hall with ceiling lights and radiator. Built in storage cupboard. Doors to the following rooms:

## **Lounge / Diner**

19'6" x 11'5" widest point  
Spacious L shaped room with UPVC double glazed window to the front. Coved ceiling and lights and radiator.

## **Double Bedroom**

12'4" to wardrobes x 7'10"  
Double glazed window to the front. Recessed fitted wardrobes and matching drawers and bedside units. Ceiling light and radiator.

## **Shower Room**

7'3" x 6'10"  
Modern shower room accessed from the entrance hall. Three piece suite in white, comprising: Step in shower enclosure with wall mounted mixer shower controls and handheld shower attachment on riser rail. Pedestal wash basin with taps and low level WC with push button flush. Half tiled walls and vinyl floor, acrylic panelled splashbacks to shower, ceiling light and radiator. Velux ceiling window.

## **Kitchen**

Fitted wall and base units with integral downlighters to cornice pelmet. Laminate worksurface, inset steel sink drainer and tall mixer tap, gas hob with illuminated cooker hood over and electric oven under counter, tiled splashbacks, vinyl flooring and loft access hatch. UPVC glazed door to:

## **Integral Garage**

19'6" x 8'6"  
Integral garage with up and over door, wall mounted condensing combi boiler and power points and lighting.

## **Exterior**

Blocked paved driveway and small forecourt to the front allowing off road parking.







## 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

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	87	69
EU Directive 2002/91/EC		



purposes only. Decorative finishes, fixtures, fittings and furniture not included. The photographs show the current state of the property. Measurements are approximate. Made with Metropix © 2024

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