



Clifton Place, Freckleton, Preston, PR4 1RQ

- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOME
 - SPACIOUS LOUNGE / DINER
- LOVELY LARGE REAR GARDEN WITH SUMMER HOUSE AND COVERED ENTERTAINING AREA
- IDEALLY PLACED FOR BAE SYSTEMS & SHORT DRIVE TO LYTHAM & THE FYLDE COAST
 - *****VIEWING HIGHLY RECOMMENDED
- QUIET CUL DE SAC POSITION
- MODERN KITCHEN & BATHROOM
- LONG DRIVEWAY FOR SEVERAL VEHICLES INCLUDING 7KW EV CHARGING POINT
- IDEAL FAMILY HOME

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Nestled in a quiet Cul De Sac in the charming village of Freckleton, Preston, this fabulous family semi detached home on Clifton Place offers a perfect blend of comfort and convenience. Built circa 1950, the property boasts a generous living space of 980 square feet, making it an ideal home for families. Upon entering, you are welcomed by an entrance porch and hallway, spacious open plan lounge / diner, modern fitted kitchen and utility / WC area to the rear complete the ground floor accommodation. Three well proportioned bedrooms and a fabulous family bathroom are found to the the first floor. A large landscaped garden, complete with summer house and an adjoining covered outdoor area are perfect for those summer days and evening. A very spacious front garden and driveway provides ample off road parking for several vehicles, which includes a 7KW EV charging point. Do not miss out on this fine family home !!!



Council Tax Band: B

Tenure: Freehold



Hallway

A useful UPVC porch opens into this welcoming hallway, which provides a bright and airy entrance to the home, featuring patterned tiled flooring and a window that fills the space with natural light. The staircase ascends neatly to the upper floor, while the hallway leads through to the kitchen and lounge / diner, creating a practical flow throughout the ground floor.

Lounge and Dining Room

25'5" x 12'8"

A stylish and inviting open-plan living and dining room offers a versatile family space. The dining area features a large dining table with seating for six, set against a striking feature wall with patterned wallpaper. The lounge area is arranged around a multi-burning stove fire set within a fireplace recess, complemented by comfortable seating and a large window that overlooks the front garden, allowing plenty of daylight to flood in. The room's wooden flooring adds warmth and continuity throughout the space, which leads seamlessly towards the garden at the rear with sliding patio doors.

Kitchen

12'8" x 10'4"

The kitchen is designed with a modern and practical layout, featuring a combination of high-gloss white and deep purple cabinetry paired with contrasting worktops and a 1.5 bowl inset sink with boiling tap. A range of integrated appliances includes an oven, hob, and extractor fan. Large windows above the sink provide a pleasant outlook into the side garden and ensure the space is bright and welcoming. Stylish tiled splashbacks and wood-effect flooring complete the look, with a door leading out to the utility area for convenient access.

Utility Area

10'6" x 7'10"

Rear outbuilding used as a useful utility area with additional WC. UPVC window and exterior door to the side.

First Floor Landing

The landing at the top of the stairs is bright and simply finished, with a window that lets in natural light. It provides access to the bedrooms and bathroom, with neutral carpeting underfoot and loft access hatch with a folding pull down ladder.

Bedroom 1

12'6" x 12'12"

This spacious double bedroom enjoys a peaceful view over the rear garden through a large window. Light carpet underfoot and pale walls create a tranquil setting, while fitted wardrobes and bedside tables offer practical storage options. A crystal chandelier adds a touch of elegance to the room, making it a restful retreat.

Bedroom 2

11'2" x 9'10"

A comfortable second bedroom benefits from natural light streaming in through a front-facing window. The room is

neutrally decorated with light walls and a darker carpet underfoot. Furnished with a double bed and bedside table, it offers a quiet space that can easily be adapted to suit your needs.

Bedroom 3

8'2" x 10'2"

A well-proportioned third bedroom overlooks the front garden through a large window, filling the room with daylight. It is currently styled with a single bed and workspace, making it an ideal guest room or home office. Soft carpeting and neutral walls complete the comfortable and practical feel.

Bathroom

6'11" x 7'5"

The modern bathroom has been tastefully updated with a contemporary grey and white palette. It features a fitted bath with a glass shower screen and overhead rain shower in contemporary satin black, a sleek vanity unit with a basin, and a close-coupled WC. Hexagonal floor tiles and large wall tiles with a woodgrain effect add texture and style, while a window provides natural light and ventilation and is heated by a satin black towel ladder.

Rear Garden

The generous rear garden is a wonderful outdoor space for relaxation and entertaining. It features a well-maintained lawn bordered by mature shrubs and flowerbeds, alongside vegetable plots for gardening enthusiasts. At the far end, a charming summer house with a covered patio offers a sheltered seating area, perfect for enjoying the garden in all weathers. A gravelled section to the side provides additional low-maintenance outdoor space. The driveway flows down the full side of the property and has double timber security gates and garden water tap.

Front Exterior

The front exterior of the property offers ample off-street parking with a paved imprinted concrete driveway that can accommodate multiple vehicles. A neat lawn area lies to one side with mature shrubs, framed by fencing that defines the boundary and adds privacy. This welcoming frontage sets the tone for the home beyond.







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 | | 68 | |
| (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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Contact Annette & Team Tempo **NOW**

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