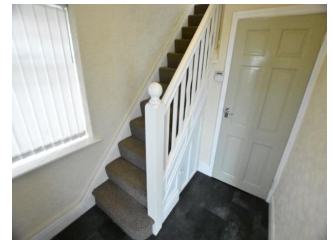


4 Preston New Road, Freckleton, Preston, PR4 1HP



£159,995

- THREE BEDROOM SEMI-DETACHED PROPERTY
- VERY SPACIOUS LIVING ROOM
- LARGE KITCHEN/DINER
- LOW MAINTINACE REAR YARD
- MATURE FRONT GARDEN GIVING PRIVACY FROM ROAD
- FREEHOLD
- NO CHAIN

****NO CHAIN DELAY****

Harbour Properties are delighted to bring to the market this chain free three bedroom semi-detached property. Located in the sought-after village of Freckleton offering all of its village charms with parks, local amenities and highly rated schools. There are also good transport links with Kirkham and Wesham train station just a short drive away and access to the motorway network nearby.

ENTRANCE HALLWAY

7'7" (2m 31cm) X 6'2" (1m 87cm)

A bright hallway with understairs storage housing the gas and electricity meters, laminate flooring uPVC double glazed window and radiator.



LOUNGE

17'6" (5m 33cm) X 9'11" (3m 2cm)

An extremely spacious carpeted living room with feature bay window, radiator and gas fire.



KITCHEN/DINER

16'10" (5m 13cm) X 15'70" (6m 34cm)

Large kitchen/diner to the rear of the property. The kitchen comprises of neutral wood look wall and base units and lots of countertop space, a large electric range oven with electric hob and hooded extractor fan. The flooring is vinyl throughout, three uPVC double glazed windows offering lots of natural light and a radiator.



FAMILY BATHROOM

6'2" (1m 87cm) X 5'10" (1m 77cm)

A three-piece family bathroom with hand basin, WC and bath with overhead mains powered shower. Vinyl flooring, uPVC window and radiator.



LANDING

Carpeted stairs with spindled banister lead to the first-floor landing with a uPVC double glazed window.

BEDROOM ONE

13'6" (4m 11cm) X 10'07" (3m 22cm)

An extremely spacious carpeted double bedroom to the front of the property with en-suite toilet, two uPVC double glazed windows and a radiator.



EN-SUITE

4'4" (1m 32cm) X 2'10" (86cm)

The en-suite has a WC and a hand basin, part tiled walls and vinyl flooring.



BEDROOM TWO

11'00" (3m 35cm) X 9'2" (2m 79cm)

The second bedroom is to the rear of the property and is another good size double room, with grey carpet, uPVC double glazed window and radiator.



BEDROOM THREE

7'10" (2m 38cm) X 7'1" (2m 15cm)

Bedroom three is to the rear of the property and is carpeted with a uPVC double glazed window and radiator. This room also houses the combi boiler.

FRONT EXTERIOR

To the front of the property is a path leading up to the house and continuing to the rear of the property. A very mature garden with large shrubs and trees provides the property with privacy from the road.



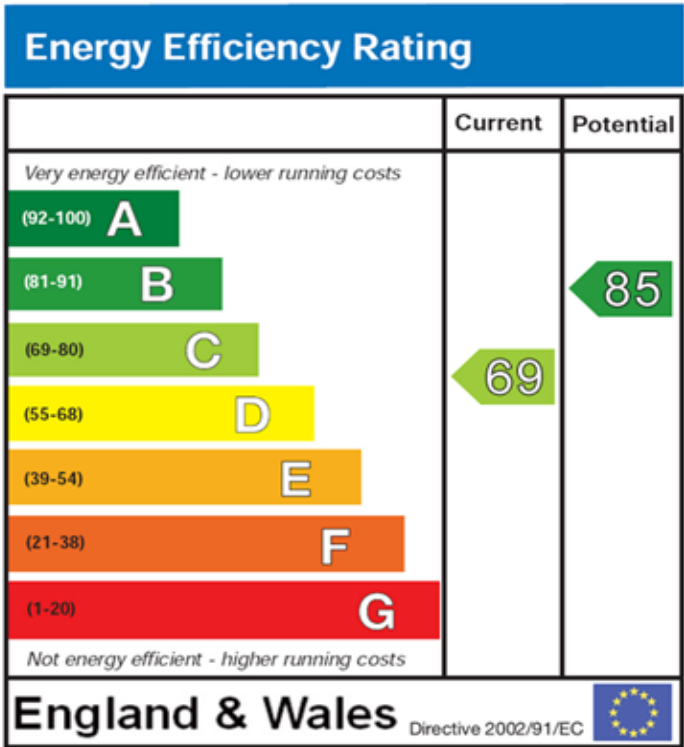
GARDEN

To the rear is a low maintenance yard with storage shed and gate leading to ginnel behind the property.



DISCLAIMER

At Harbour Properties we make our advertisements as accurate as we can, however complete correctness cannot be guaranteed and any information provided, including measurements and any leasehold fees, should be used as a guideline only. All details provided in this advert should be excluded from any contract. Please note no appliances, electrics, drains, plumbing, heating or anything else have been tested by Harbour Properties. All purchasers are recommended to carry out their own investigations before completing a purchase.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

