

1 Ferndale Close, Freckleton, Preston, PR4 1TQ



£230,000

- STUNNING 3 BED DETACHED HOUSE IN FRECKLETON
- ON SOUGHT AFTER HAWTHORNS DEVELOPMENT
- HOUSE HAS BEEN RECENTLY RENOVATED THROUGHOUT
- GOOD SIZED LOUNGE, MODERN KITCHEN
- MODERN FAMILY BATHROOM W/BATH & ENSUITE W/ SHOWER
- OFF ROAD PARKING, DETACHED GARAGE, REAR GARDEN

Harbour Properties are delighted to advertise for sale this stunningly modern three bedroom detached house on the sought after Hawthorns development in Freckleton. The house has recently been renovated including new kitchen, bathroom, flooring, combi boiler, upvc doors, and garden tiles.

The property briefly comprises an entrance hall, good sized lounge, modern kitchen, modern family bathroom, and three bedrooms, the master of which has an en suite. The property is freehold and also boasts off road parking, detached garage, and good sized rear garden.

ENTRANCE HALL

Composite front door leading into lovely hallway, with new LVT flooring and storage space to the right.



LOUNGE

10'10" (3m 30cm) X 14'6" (4m 41cm)

Good sized lounge to the front of the property which includes large bay window and sill, electric fire within chimney breast, media wall, wall panelling, LVT flooring. There are double doors leading through into kitchen.





KITCHEN

14'2" (4m 31cm) X 9'4" (2m 84cm)

Stunningly modern kitchen, only 4/5 years old, with grey gloss wall and base units, ceramic hob, extractor hood, electric oven, and integrated appliances including, washing machine, dishwasher and fridge freezer. The room also boasts LVT flooring, dining space, vertical radiator, spotlighting, stainless steel sink, drainer and mixer tap. Part tiled walls and French doors leading out into rear garden.



BEDROOM 1

7'9" (2m 36cm) x 11'5" (3m 47cm)

The master bedroom is a good sized double bedroom and over looks the front of the property. It boasts wood panelling to one of the walls and an en suite.



EN SUITE

7'9" (2m 36cm) x 3'6" (1m 6cm)

Modern fitted en suited shower room which includes tiled walls and floor, toilet with dual flush, basin with mixer tap and in vanity unit, large shower cubical with dual shower head mains shower and spotlights.



BEDROOM 2

7'9" (2m 36cm) x 8'5" (2m 56cm)

The second bedroom is also a double and looks over the rear garden. The room is currently used as an office/games room and includes spotlighting.



BEDROOM 3

5'8" (1m 72cm) x 7'10" (2m 38cm)

The third bedroom in the property is a single bedroom which is currently used as a dressing room.



BATHROOM

6'5" (1m 95cm) x 5'8" (1m 72cm)

The family bathroom has recently been renovated with new tiled floor and walls, bath with mixer tap and handheld showerhead, toilet with dual flush, basin within vanity unit and with mixer tap and mirror fronted cupboard.



OUTSIDE

The property occupies a generous corner plot and so features a lawn and good sized driveway to the front of the property and a detached garage. There is a gate to the side of the property and beyond on that is an enclosed garden with lawn and brand new garden tiles.






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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		Directive 2002/91/EC 

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.

