

Three Bedroom Detached True Bungalow

Large Corner Plot

Two Further Loft Rooms with potential to Develop

Gardens to Three Sides

Detached Brick Garage and Driveway

Popular Area Of Freckleton

NO Chain Delay



An opportunity to purchase this 3 Bedroom Detached True Bungalow occupying a large Corner Plot. Located in a POPULAR Residential Area of Freckleton, Close to Local Amenities. The Property Briefly Comprises- Entrance Hall, Lounge and Dining Area, Kitchen, Three Ground Floor Bedrooms and Shower Room. WC There are Two further Loft Rooms with potential to Develop. Gardens to Three Sides, driveway and detached Garage providing ample off road parking. NO CHAIN DELAY.

**For an appointment to view call 01772 633399 or email
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and door to the further room at the front. Carpeted with power and lighting.

Exterior

Large corner plot with gardens to three sides. Laid to lawn, established trees and shrubs, flower beds, paved paths to the perimeter, timber garden shed and exterior water tap. Brick built garage to the rear of the property with up and over door. Good sized driveway providing ample off road parking.

Entrance Hall

UPVC glazed door opens into the Entrance Porch. Inner door leads to the L shaped Entrance Hall. Loft Hatch with pull down ladder to the additional Loft Rooms. Meter cupboard and radiator. Doors to the following Ground Floor Rooms:

Lounge and Dining Area 22' 2" x 13' 3" (6.75m x 4.04m)

Large room with UPVC double glazed bay window to the front and additional windows to the side. Tiled fireplace with inset living flame gas fire. Ceiling and wall lights. TV aerial point and two radiators.

Kitchen 9' 1" x 9' 8" (2.77m x 2.94m)

UPVC double glazed window and exterior door to the side. Fitted wall and base units, work-surfaces, 1.5 bowl stainless steel sink and drainer with mixer tap, inset gas hob and integrated double electric oven, plumbing for automatic washing machine, tiled splashbacks, laminate flooring and recessed ceiling downlighters. Extractor fan and radiator.

Bedroom One 10' 2" x 10' 6" (3.10m x 3.20m)

UPVC double glazed window to the rear. Ceiling and wall lights and radiator.

Bedroom Two 10' 1" x 12' 5" (3.07m x 3.78m)

UPVC double glazed window to the rear. Built in storage cupboard housing hot water cylinder. Wall mounted gas central heating boiler. Ceiling light and radiator.

Bedroom Three 10' 0" x 9' 8" (3.05m x 2.94m)

UPVC double glazed bay window to the front. Ceiling light and radiator.

Shower Room

UPVC double glazed obscure window to the side. Three piece suite comprising of :- Quadrant shower enclosure with wall mounted mixer shower controls and riser rail with shower attachment. Vanity washbasin with mixer tap and low level WC flush. Fully tiled walls, vinyl flooring, ceiling light and ladder style heated towel rail.

Loft Rooms

Accessed by pull down ladder. Two good sized rooms in the loft space with potential to further develop. UPVC double glazed window to the rear of one of the rooms



Council Tax Band =

Tenure

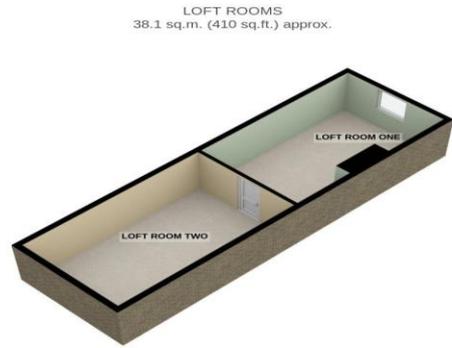
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Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.



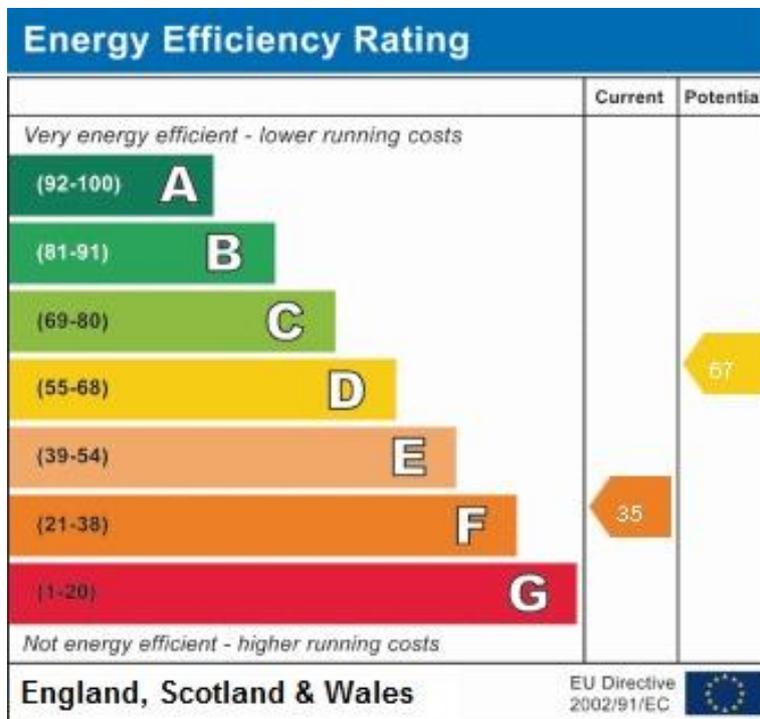
FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plans, windows, doors and any other items are approximate and the responsibility is placed on the buyer. Details of the contents. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Metropix ©2023

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

EPC Chart



Address:
Delany Drive

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