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LOCAL & ONLINE ESTATE AGENTS

£230,000









Calder Avenue, Freckleton, Preston PR4 1DN

- 3 Bedroom Detached True Bungalow
- Spacious Lounge
- Wrap Around Manicured Gardens
- Short Drive to Lytham and the Fylde Coast
- Excellent Opportunity
- Corner Plot
- Garage and Driveway
- Quiet and Peaceful Area
- Requires Modernisation
- *** No Chain Delay!!!!!

Contact Annette & Team Tempo *NOW*

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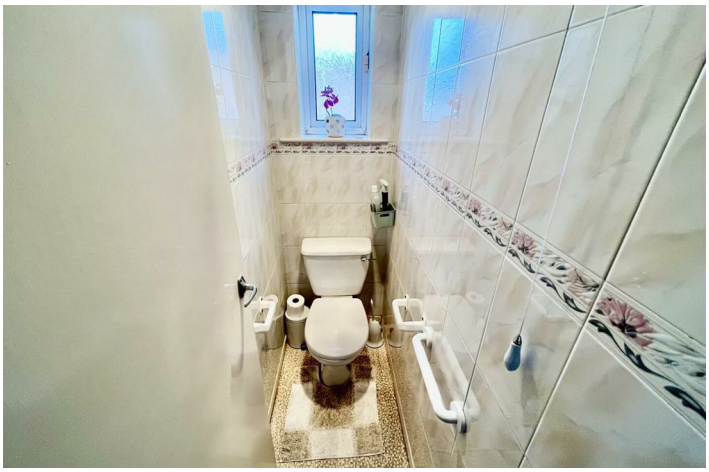
A rare opportunity to purchase this detached true bungalow, occupying a corner plot in a quiet peaceful location. Whilst requiring modernisation, it does however offer an excellent opportunity. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. The spacious reception room provides a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. Briefly comprising: Porch, Spacious Lounge, Kitchen, Three Bedrooms, Shower Room, Separate WC and Garage. No Chain Delay!!!!!

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Council Tax Band: C

Tenure: Freehold







Porch
UPVC front door opens into the lounge.

Lounge
19'4" x 15'7"
This inviting living room features a spacious layout with a large front window to the front and additional window to the side that fills the space with natural light. A fireplace with electric fire presents a focal point to the room.

Dining Kitchen
16'5" x 8'2"
The kitchen is a practical and well-appointed space featuring wooden cabinetry and a mix of appliances including a washing machine and a freestanding fridge-freezer. The windows overlook the gardens, while an exterior UPVC door offers direct access outside, making it both functional and convenient.

Shower Room
The shower room is compact yet well-equipped, featuring a step in shower with glass doors, a pedestal sink beneath a frosted window, and light neutral tiling for a clean and bright feel.

WC
This separate WC is neatly arranged with white tiling adorned with a floral border, a small frosted window for privacy.

Bedroom 1
11'10" x 11'12"
The main bedroom is a bright and comfortable space, featuring a large window that overlooks the front garden and allows plenty of daylight. There is ample room for a double bed and plenty of storage with fitted wardrobes along one wall. The soft carpeting adds warmth and comfort underfoot.

Bedroom 2
10'2" x 8'11"
This second bedroom offers a cosy setting with a window looking out over the rear garden. It comfortably fits a double bed and wardrobes. Neutral décor and carpeting make it a versatile room suitable for various needs.

Bedroom 3
10' x 8'5"
Currently arranged as a study, this room provides a quiet space with a window facing the rear, allowing natural light to brighten the room. It is well sized for a desk and additional furniture, ideal for a 3rd bedroom, dining room, working from home or as a hobby room.

Front Exterior
The front exterior of the property features a paved driveway leading to an integrated garage, with a well-kept lawn bordered by hedges and a neat path curving along the side. The brick-built bungalow showcases pitched roofing and a welcoming front door sheltered by a small porch area.

Rear and Side Gardens
The rear and side gardens are a well-maintained, private outdoor space primarily laid to lawn and enclosed by wooden fencing and hedges. A paved patio area provides an ideal spot for outdoor seating or dining, while mature shrubs add character and privacy to the garden.

Garage
16'5" x 8'2"
Up and over door, window to the side and power and lighting.



















Notice

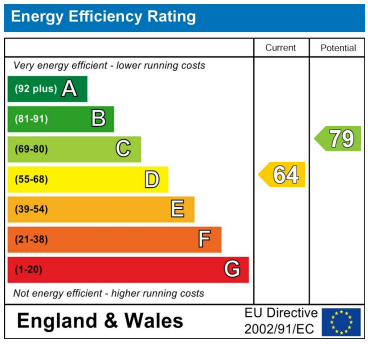
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Viewings

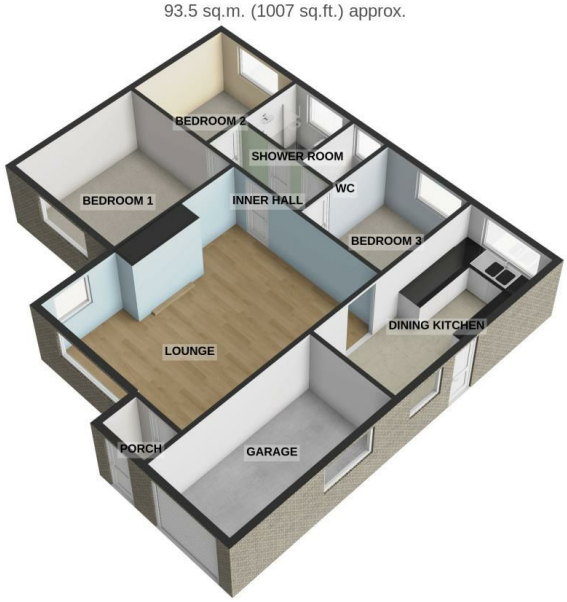
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

D



GROUND FLOOR
93.5 sq.m. (1007 sq.ft.) approx.



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.
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