



### 3 bed bungalow to buy in PR4

Ribble Close, Freckleton, Preston,  
Lancashire, PR4 1RR

**£32,500** Starting Bid

 x3  x1  x2

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 25% OWNERSHIP
- ✓ SEMI DETACHED BUNGALOW
- ✓ QUIET CUL DE SAC
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

\*\*\*CHAIN FREE\*\*\*

EXTENDED & SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW

AMPLE DRIVEWAY PARKING

QUIET CUL DE SAC LOCATION IN FRECKLETON

GREAT LAYOUT

TWO RECEPTION ROOMS

LARGE LOFT ROOM

MODERN FITTED BATHROOM

EASY TO MAINTAIN PAVED REAR GARDEN

25% OWNERSHIP

We are bringing to market this extended and spacious three bedroom semi detached bungalow on Ribble Close. Positioned on a sought after, quiet cul-de-sac in the village of Freckleton. Within convenient distance to local amenities and transport links.

The spacious internal ground floor accommodation comprises of: entrance porch, hallway, large lounge through dining room, inner hallway, two double bedrooms, one single bedroom and modern family bathroom. There is also a handy, good sized loft room with proper staircase ideal for storage or to be used as a home office or hobby room.

Externally the property boasts low maintenance front and rear gardens with driveway parking for several vehicles.

For sale through Pattinson Auction under Conditional Terms

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Council Tax Band: C

Tenure: Leasehold

Length of Lease: 71

Service Charge Review Period: £375pcm for 75% rent

Price: Starting Bid £32,500

Property Type: Bungalow

Parking: Driveway

Heating: Gas

## Ground Floor

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### Entrance Porch - 3'1" (0.94m) x 9'6" (2.9m)

Entrance porch with UPVc door to the side, UPVc double glazed windows surrounding and frosted window into the hallway.

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### Hallway - 4'4" (1.32m) x 9'6" (2.9m)

Hallway with built in cupboard housing the boiler and meters, door into lounge and tiled flooring.

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### Lounge - 15'5" (4.7m) x 11'3" (3.43m)

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### Dining Room - 12'11" (3.94m) x 11'3" (3.43m)

Open from the lounge via arch way with sliding doors to the rear leading out onto the courtyard area. Stairs to the loft room, under stairs storage cupboard, air conditioning unit, radiator and tiled flooring.

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### Inner Hallway

Inner hallway with access to kitchen and the bedrooms. Radiator, loft access and tiled flooring.

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### Main Bedroom - 16'3" (4.95m) x 8'11" (2.72m)

Main bedroom with UPVc double glazed windows to the front and side. Accessed via door from the kitchen and tiled flooring.

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### Bedroom Two - 8'4" (2.54m) x 9'6" (2.9m)

Second double bedroom with UPVc double glazed window to the side. Featuring built in desk and wall panelling. Radiator and vinyl flooring.

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### Bedroom Three - 8'9" (2.67m) x 5'9" (1.75m)

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### Bathroom - 5'11" (1.8m) x 5'7" (1.7m)

Modern fitted bathroom with UPVc double glazed frosted window to the side. Featuring a three piece bathroom suite comprising of WC, wash hand basin on vanity unit and jacuzzi bath with over head shower unit. Pvc panelled walls, radiator and vinyl flooring.

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## First Floor

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### Loft Room - 17'6" (5.33m) x 15'0" (4.57m) Max

Great sized loft room with three skylight windows. Ideal for storage or as a home office.

## External

The property boasts ample driveway parking that can accommodate four vehicles. To the rear is an easy to maintain paved garden with hidden paved courtyard style area just off the lounge.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Ribble Close, Freckleton, Preston, Lancashire, PR4 1RR

Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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