



ESTATE AGENTS • VALUER • AUCTIONEERS



8 Bunker Street, Freckleton

- Mid Terraced Cottage
- In the Heart of Freckleton Village
- Lounge
- Dining Kitchen
- Two Bedrooms
- Shower Room/WC
- Gas Central Heating & Double Glazing
- Garden to the Rear & Brick Store
- No Onward Chain
- Freehold & EPC Rating C

£189,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



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GROUND FLOOR

UPVC outer door with an inset stained glass obscure double glazed panel leads to:

LOUNGE

3.73m x 3.66m (12'3 x 12')

Delightful reception room. UPVC double glazed window overlooks the front elevation. Two top opening lights. Panel radiator with a decorative screen. Recessed exposed brick fireplace with raised stone hearth. Fitted cupboard to the chimney recess, contains the gas and electric meters. Display shelving above. Television aerial point. Telephone point. Feature latch cottage door leads to:



DINING KITCHEN

3.91m x 3.48m max (12'10 x 11'5 max)

Good sized kitchen. UPVC double glazed window overlooks the rear elevation with side opening light. Additional double glazed window with adjoining UPVC outer door giving rear garden access. Inset obscure double glazed panel. Range of eye and low level fixture cupboards and drawers. Stainless steel one and a half bowl single drainer sink unit with centre mixer tap. Set in heat resistant work surfaces with ceramic splash back tiling. Built in appliances comprise: Candy five ring gas hob. Illuminated extractor canopy above. Indesit electric oven and grill below. Space for a fridge/freezer. Plumbing for a washing machine. Panel radiator with decorative screen. Tiled floor. Turned staircase leads to the first floor. Useful understair alcove with matching tiled floor.



FIRST FLOOR LANDING

Approached from the previously described staircase with spindled balustrade. Access to the boarded loft space via a pull down ladder and having a light. Pine cottage doors lead off.



BEDROOM ONE

3.73m x 3.66m (12'3 x 12')

Nicely presented full width double bedroom. UPVC double glazed window to the front elevation. Two top opening lights. Single panel radiator. Excellent range of fitted bedroom furniture comprises: Fitted double and two single wardrobes with matching bedside drawers and overbed storage. Additional double wardrobe with an adjoining 6 drawer unit.



BEDROOM TWO

2.39m x 1.93m plus wardrobe (7'10 x 6'4 plus wardrobe)

Second delightful bedroom with a UPVC double glazed opening window overlooking the rear elevated lawned garden. Panel radiator. Built in cupboard with hanging rail and containing a wall mounted Main combi boiler.

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SHOWER ROOM/WC

2.34m into shower x 1.12m (7'8 into shower x 3'8)

Three piece white suite comprising: Full width step in shower cubicle with sliding glazed doors and a plumbed shower. Pedestal wash hand basin. Low level WC. Ceiling extractor fan and inset spot lights. Ceramic tiled walls and floor. Chrome heated ladder towel rail.



OUTSIDE

To the immediate rear of the property is a concrete area with outside tap and lighting. Two brick built garden stores. Concrete steps lead up to a delightful enclosed elevated garden which has been laid to lawn with two flagged patio areas and matching pathway.

CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Main combi condensing boiler concealed in Bedroom Two serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

LOCATION

This delightful two bedroomed mid terraced cottage property is situated in the heart of Freckleton within yards from the village centre with its number of local shops and amenities. Transport services are readily available in the village to both Lytham St Annes and Preston. The property is also conveniently placed for BAE Systems, which is a five minute drive away. An internal viewing is essential to appreciate the character this property has to offer, ideal for first time buyers or investors.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold and is free from any chief rent or other encumbrances. Council Tax Band A

VIEWING THE PROPERTY

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INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

PROPERTY MISDESCRIPTION ACT

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared February 2022



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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