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## 27 Marquis Drive, Freckleton

- Semi Detached Double Fronted Bungalow
- Lounge with Bay Window & Kitchen
- Ground Floor Bedroom & Shower Room/WC
- Original 2nd Bedroom/Dining Room with Staircase Leading off
- Loft Room with Shower Room/WC
- Gardens to the Front & Rear
- Off Road Parking & Garage for Storage
- Gas Central Heating & Double Glazing
- No Onward Chain
- Freehold, Council Tax Band C & EPC Rating D

**£230,000**

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



[www.johnardern.com](http://www.johnardern.com)



## 27 Marquis Drive, Freckleton

### ENTRANCE VESTIBULE

0.81m x 0.81m (2'8 x 2'8)

Central vestibule approached through a UPVC outer door with inset decorative stained glass leaded panels. Overhead light. Tiled floor. Inner hardwood door with an inset decorative glazed panel and step up lead to the Hall.

### HALLWAY

4.45m x 1.98m max (14'7 x 6'6 max)

(max T shaped measurements) Spacious central Hall. Wood strip flooring. Single panel radiator. Side electric meter cupboard and circuit breaker fuse box. Overhead light. Wall mounted room thermostat. Built in cloaks/store cupboard. Matching glazed panel doors leading off.



### LOUNGE

4.65m x 3.56m (15'3 x 11'8)

Double glazed walk in bay window enjoys an outlook over the front garden with two top opening lights. Two single panel radiators. Television aerial point. Telephone point. Corniced ceiling with an overhead light. Two wall lights. Focal point of the room is a brick fireplace with a raised hearth and open grate. Display shelf to the chimney recess.



### KITCHEN

3.84m x 2.95m (12'7 x 9'8)

With a UPVC double glazed window overlooking the side elevation. Range of eye and low level cupboards and drawers. Incorporating two glazed display units. Stainless steel single drainer sink unit with a centre mixer tap, set in laminate working surfaces with splash back tiling. Built in

appliances comprise: Four ring electric ceramic hob. Illuminated extractor above. Lamona electric oven and grill. Kenwood dishwasher. Freestanding Indesit fridge/freezer. Cupboard houses a wall mounted Viessman combi gas central heating boiler. Single panel radiator. Overhead light. UPVC outer door with an inset double glazed panel leads to the rear garden.



### BEDROOM ONE

4.32m into bay x 3.15m (14'2 into bay x 10'4)

Good sized double bedroom. Double glazed bay window overlooks the elevated front aspect. Two top opening lights. Single panel radiator. Corniced ceiling and overhead light. Television aerial point.



### DINING ROOM/BEDROOM TWO

3.48m x 2.87m (11'5 x 9'5)

Originally designed as the second bedroom but now used as a reception room and is approached via an archway from the Hallway. Sliding UPVC double glazed patio doors overlook and give direct access to the rear garden. Staircase leads off to the 1st floor Loft Room & Shower Room/WC with a pine spindled balustrade. Corniced ceiling. Single panel radiator.



### SHOWER ROOM/WC

1.98m x 1.96m max (6'6 x 6'5 max)

UPVC obscure double glazed window to the rear elevation with a top opening light. Three piece white suite comprises: Shower with a fixed glazed screen and a wall mounted Triton T100 electric shower. Ideal Standard vanity wash hand basin set in a laminate display surround with a

# 27 Marquis Drive, Freckleton



cupboard below. Adjoining semi concealed low level WC completes the suite. Tiled walls and floor. Single panel radiator. Wall mirror. Pine panelled ceiling with an overhead light. Built in linen store cupboard.



## 1ST FLOOR LOFT ROOM

5.38m x 3.18m max (17'8 x 10'5 max)

Spacious Loft room converted by the owners around 2002/2003 (no building regs obtained). Pitched ceiling with inset ceiling spot lights. Two Velux double glazed pivoting roof lights to the rear elevation. Double panel radiator. Access to roof eaves storage and wardrobes with hanging rails. Door leading to the Shower Room/WC.



## SHOWER ROOM/WC

2.95m x 1.73m (9'8 x 5'8)

Velux double glazed pivoting roof light to the rear elevation. Four piece suite comprises: Shower cubicle with a folding glazed door and a Triton T80 electric shower. Pedestal wash hand basin with splash back tiling and a glass display shelf. Mirror and strip light above. Low level WC. Bidet completes the suite. Chrome heated ladder towel rail. Pitched ceiling with two inset spot lights. Part tiled walls. Access to roof eaves.



## OUTSIDE

To the front of the property is a walled lawned garden supported by curved flower and shrub borders. An adjoining pre printed concrete driveway provides good off road parking and leads down the side of the property with external lighting, external gas meter and garden tap. Matching pathway leads to the front elevated covered entrance.

A side gate leads to the attractive rear garden which has been laid to lawn with stone flagged patio areas and pathways. Well stocked side borders, trellis work and climbing plants. External lighting.



## OUTSIDE



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## GARAGE (STORAGE ONLY)

4.83m x 2.26m (15'10 x 7'5)

The original concrete Garage has been used as a very useful garden store room/workshop with plumbing and space for a washing machine and tumble dryer etc. Power and light connected. UPVC double glazed window to the front elevation with a side opening light. Side UPVC personal door leading to the rear garden.

## CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Viessman combi boiler in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

## DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

## TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C

## LOCATION

This double fronted elevated semi detached true bungalow is situated just off Lower Lane close to the heart of Freckleton Village within walking distance to shopping facilities, amenities, local pubs, restaurant, health centre and close to a local primary school. Freckleton Village is situated within close driving distance to Lytham St Annes and being close to Preston and Kirkham with direct transport services from the Village. BAE Systems at Warton is also within a couple of minutes drive away. An internal viewing is recommended to appreciate the potential this property has to offer which is ready for some updating. No onward chain.

## VIEWING THE PROPERTY

Strictly by appointment through 'John Ardern & Company'.

## INTERNET & EMAIL ADDRESS

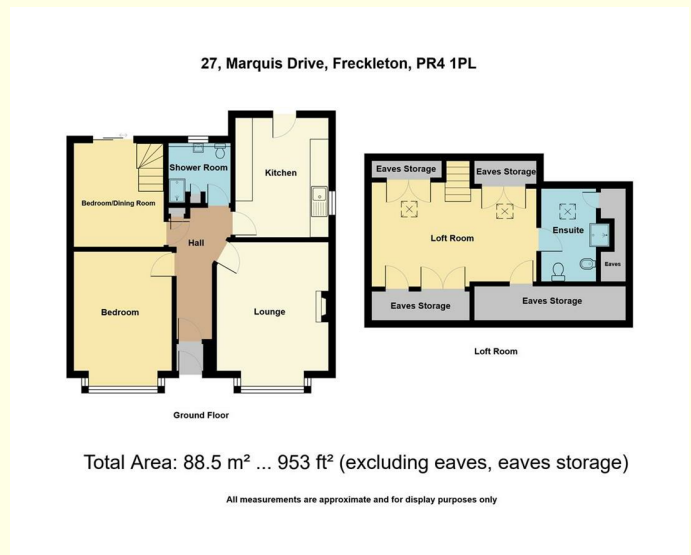
All properties being sold through John Ardern & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: [www.johnardern.com](http://www.johnardern.com), [rightmove.com](http://rightmove.com), [onthemarket.com](http://onthemarket.com), Email Address: [zoe@johnardern.com](mailto:zoe@johnardern.com)

## THE GUILD

John Ardern & 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](http://www.guildproperty.co.uk).

## Digital Markets, Competition & Consumers Act 2024

John Ardern & 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 April 2026



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
			EU Directive 2002/91/EC



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