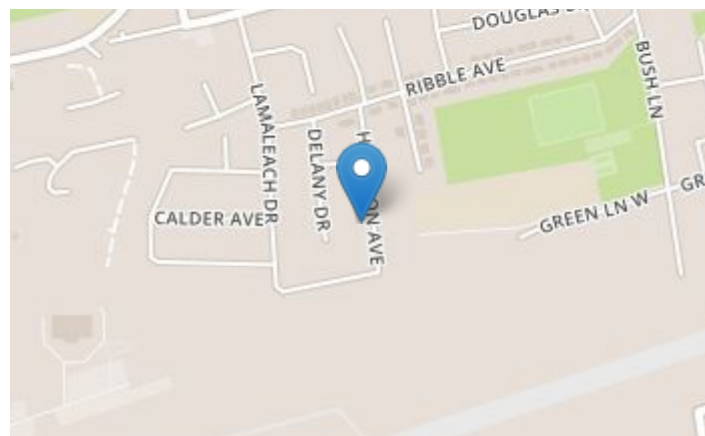
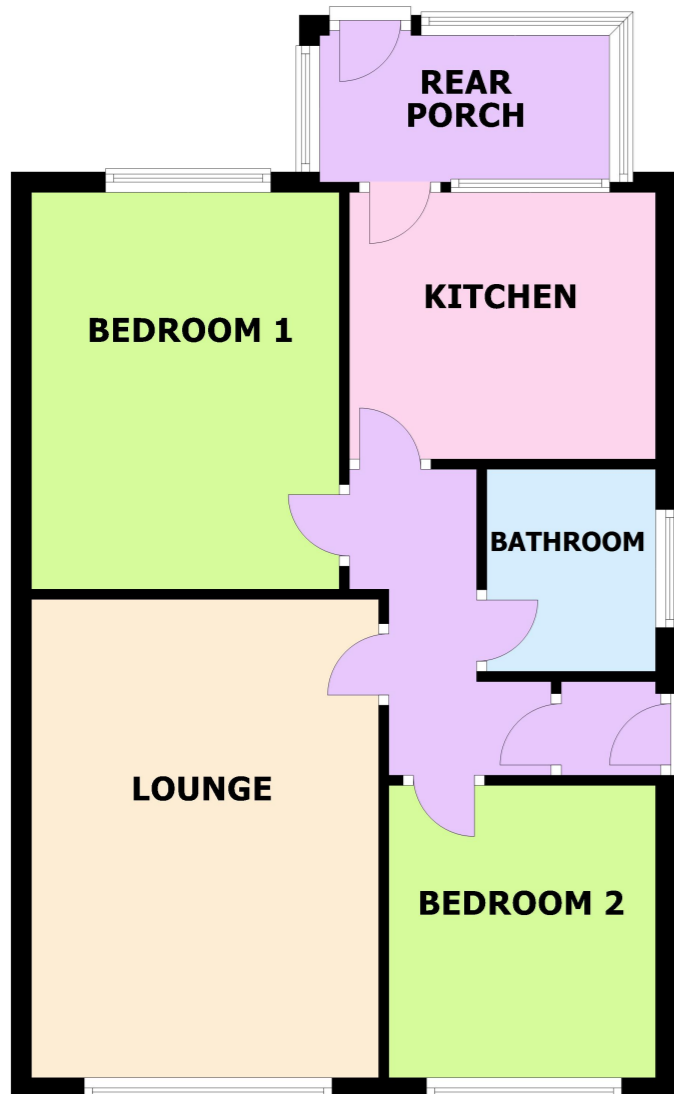


Environmental Impact (CO ₂) Rating	
Current	Desired
A	89
B	
C	
D	
E	46
F	
G	

Energy Efficiency Rating	
Current	Desired
A	88
B	
C	
D	52
E	
F	
G	



GROUND FLOOR



01253 713 695

21 Orchard Road, St. Annes FY8 1RY

01253 731 222

11 Park Street, Lytham FY8 5LU

sales@frankwyles.com

www.frankwyles.com



facebook.com/frankwyles



@frankwyles



See all our properties at



**13 Hodgson Avenue,
Freckleton, Preston, Lancashire, PR4 1SQ**

- Semi Detached True Bungalow
- Local Shops & Short Drive to Lytham
- New Double Glazing & Central Heating System
- Lounge, Kitchen & Rear Porch/Utility
- Two Bedrooms & Bathroom
- Driveway & Single Garage
- Good Sized Rear Garden

£146,995

Freehold
Energy Efficiency Rating: E



13 Hodgson Avenue, Freckleton, Preston, Lancashire, PR4 1SQ

£146,995

Well Presented Recently Renovated Semi Detached True Bungalow Located in the Lovely Village of Freckleton With Its Local Shops & Amenities, and Just a Short Drive to Lytham Centre & Green. Comprises: Lounge, Kitchen, Rear Porch/Utility, Two Bedrooms & Bathroom. The Property Benefits From a Driveway, Single Garage & Good Sized Rear Garden. A Must See to Fully Appreciate!

Tenure: Freehold

Council Tax Band: C

New Double Glazing & Central Heating System



Porch

Double glazed door to side. Inner door to:

Entrance Hall

Doors leading to the following rooms:

Lounge 4.69m (15'5") x 3.41m (11'2")

Double glazed window to front. Coal effect gas fire set in stone surround. Radiator, TV point, and coving to ceiling.

Kitchen 3.01m (9'10") x 2.62m (8'7")

Window to rear. Fitted with a matching range of base and eye level units with worktop space over incorporating a sink with single drainer and mixer tap. Integrated fridge, and space for fridge freezer. Built-in oven and four ring gas hob with extractor hood over. Radiator. Water resistant laminate flooring. Door to:

Rear Porch/Utility

Two windows to side and window to rear. Plumbing for washing machine, and space for tumble dryer. Door to rear garden.

Bedroom 1 3.89m (12'9") x 3.02m (9'11")

Double glazed window to rear. Radiator.

Bedroom 2 2.87m (9'5") x 2.62m (8'7")

Double glazed window to front. Radiator.

Bathroom

Obscure double glazed window to side. Fitted with three piece comprising panelled bath with separate shower over and glass screen, pedestal wash hand basin, and WC. Full height tiling to all walls. Heated towel rail.

External

Front

Low maintenance block paved area with paved driveway leading to:

Single Garage

Brick built detached garage with up and over door. Window and courtesy door to side. Power and light.

Rear

Good sized rear garden. Mainly laid to lawn with block paved patio area. Shrub borders.

