

# FRECKLETON

## THE BISPHAM



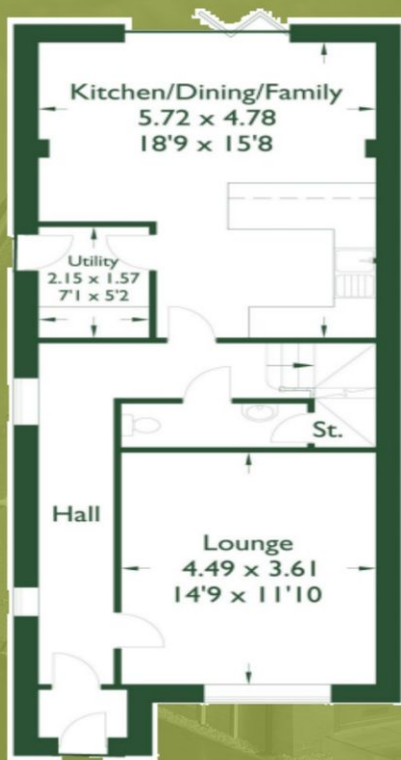
### Plots 4 & 7 Bedroom, Semi-Detached Home Lytham Road, Freckleton, Preston, Lancashire, PR4 1XB



- A new development set in the heart of Freckleton Village
- Close to the seaside resort of Lytham St Annes
- Excellent Transport links to Preston and Blackpool
- Private driveway
- Constructed to a very high standard and specification



[www.lanleyhomes.co.uk](http://www.lanleyhomes.co.uk)



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

KITCHENS

- Choice of colour and style units
- Choice of worktops and upstands
- Granite upgrade (at an extra cost)
- Contemporary sink
- Gas hob & oven
- Fridge-freezer
- Dishwasher

UTILITY ROOM

- Space and plumbing for freestanding washing machine
- Sink and drainer
- Choice of worktop and upstand to match kitchen, base and wall units

FAMILY BATHROOM

- Contemporary white bathroom suite
- Separate shower enclosure
- Mixer taps to bath and basin
- Chrome heated towel rail
- Chrome LED spotlights

EN-SUITE

- Contemporary white bathroom suite with mixer taps to basin
- Thermostatic shower
- Shower enclosure
- Chrome heated towel rail
- Chrome LED spotlights

DOWNSTAIRS W.C.

- Contemporary white suite
- Mixer taps to basin
- Chrome LED spotlights

EXTERNAL FEATURES

- 10 year NHBC Warranty
- Turfed front and rear garden, garden paths and patio area
- Closedboard garden fencing
- Security light at the front and rear
- Outside electricity power sockets
- Electricity to garage

INTERNAL FEATURES

- Condensing boiler with mega flow tank
- TV aerial sockets in the lounge, kitchen and bedroom
- Choice from a selection of carpets and floor coverings for the whole house provided at a discounted price
- Brushed chrome switched and sockets throughout
- Intruder alarm
- Double glazed windows
- Powder coated aluminium bi-fold doors
- Mains wired smoke and heat detectors
- Pre-wired for Sky HD
- Hard wired in CAT6e data cabling to a central hub for internet, smart TV's and consoles
- Oak internal doors bannisters and spindles
- Walls and ceilings skim finished and painted
- All wood painted

VIEWING & FURTHER INFORMATION

MISREPRESENTATION ACT: Lanley Homes on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchaser or lessors shall satisfy themselves by their own inspections or other enquires about the property in all respects; (iii) no partner and no person employed by Lanley Homes has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Lanley Homes. April 2019. Designed and produced by Creativeworld Tel: 01282 858200.