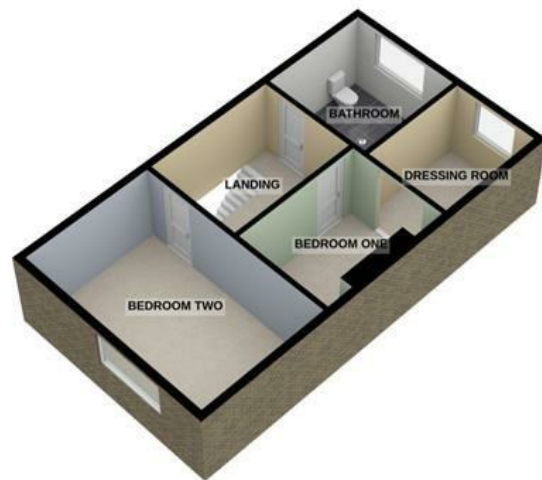


GROUND FLOOR
56.5 sq.m. (608 sq.ft.) approx.



FIRST FLOOR
45.9 sq.m. (494 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix © 2023

We take every care to ensure that details shown are correct, however, complete accuracy cannot be guaranteed and is expressly excluded from any contract. The information contained herein is for general guidance only. Unless otherwise stated, the condition of the heating system, electrical appliances and any fittings in the sale are not known and have not been tested by County and Commercial properties Ltd. We therefore cannot offer any guarantees in respect to them.



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**KIRKHAM ROAD, PRESTON
PR4 1HS**

ASKING PRICE £170,000

• COSY AND TRADITIONAL EXTENDED END TERRACE - DECEPTIVELY SPACIOUS FAMILY HOME

• SITUATED IN THE HEART OF FRECKLETON VILLAGE CLOSE TO LOCAL SHOPS, SCHOOLS AND TRANSPORT LINKS - PERFECT FOR A FIRST TIME BUYER





Entrance

UPVC double glazed door with opaque glass inserts, leads into:

Hallway

Coving, radiator, stairs lead to the first floor, door leads into:

Lounge/Dining Room

21'09 x 11'07

UPVC double glazed window to the front, UPVC opaque double glazed window to the side, picture rail and coving, two ceiling roses, two radiators, telephone point, television point, feature fireplace with cast iron log burner, wooden mantel and tiled hearth, space for dining table and chairs, door leads into:

Kitchen

15'03 x 8'11

UPVC double glazed window to the rear, recently installed contemporary high gloss wall and base units with laminate work surfaces, overhead illuminated extractor fan, composite sink with drainer, integrated appliances include: four ring gas hob, electric oven with grill, integrated fridge and freezer, washing machine, dishwasher, wood effect laminate flooring, storage cupboard, open to the sun room.

Sun Room

12'10 x 7'06

Bright and airy sun room with UPVC double glazed windows and patio door which leads to the garden, wood effect laminate flooring, radiator, bio ethanol stove (not currently fitted).

Stairs and landing

Aforementioned staircase leading to first floor with feature wrought iron balustrade, dark wood tongue and groove ceiling, sky light, loft hatch, doors lead to the following rooms:



Bathroom

8'10 x 6'09

UPVC double glazed opaque window to the rear, three piece white suite comprising of: WC, pedestal wash hand basin, bath with mains plumbed shower, part tiled walls, part wood panelled walls, vinyl flooring, radiator.

Bedroom One

10'07 x 9'11

Wood effect laminate flooring, radiator, recessed spot lights within the chimney breast, fitted wardrobe and drawers, open to the dressing room.

Dressing Room

8'05 x 5'08 to wardrobes

UPVC double glazed window to the rear, good range of fitted furniture including, wardrobes, dressing table and drawers, wood effect laminate flooring, radiator.

Bedroom Two

15'03 x 10'10

UPVC double glazed window to the front, radiator.

Outside

The rear of the property is part block paved, part decked and is laid to lawn with mature trees and shrubs, space for table and chairs and a shed.

Other Details

Tenure - Freehold

Council Tax Band - B (£1,659.66 per annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	82
(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	

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