

1 Bedroom End Terraced for Sale - **£95,000**

Clayton Cottage, Poulton Street, Kirkham, Preston, Lancashire, PR4 2AH

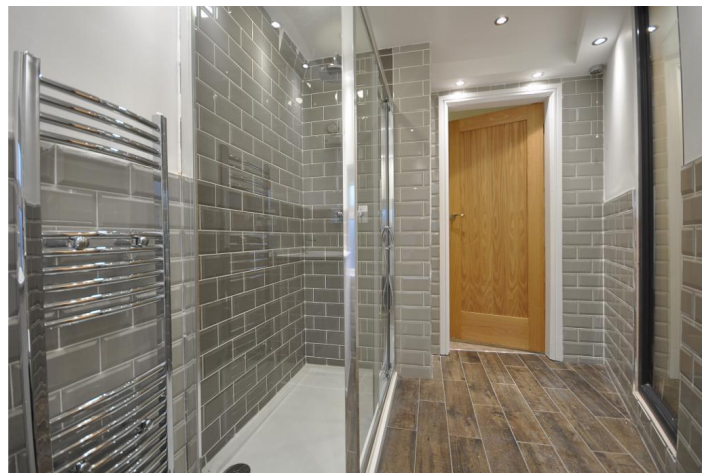


**KEY FEATURES:**

- SUPERB ONE BEDROOM END TERRACE PROPERTY • IMMACULATEDLY PRESENTED THROUGHOUT •
- SPACIOUS LOUNGE & MODERN FITTED KITCHEN • ONE LARGE DOUBLE BEDROOM • MODERN FITTED
- THREE PIECE SHOWER ROOM • SHARED REAR YARD & OFF STREET PARKING • VIEWING COMES HIGHLY
- RECOMMENDED

## Description

\*\*\* IMMACULATELY PRESENTED ONE BEDROOM END TERRACE PROPERTY SITUATED IN A PRIME LOCATION IN THE HEART OF THE HISTORIC MARKET TOWN OF KIRKHAM \*\*\* Leftmove Estate Agents are delighted to offer for sale this immaculately presented one bedroom end terrace property situated in the heart of the historic market town of Kirkham. Positioned within walking distance of all local amenities and travel links and just a short walk to Kirkham market square, this ideally positioned property offers spacious living perfect for working professionals which has been modernised throughout and on internal inspection briefly comprises of a spacious lounge with feature open chimney breast, modern fitted kitchen, one large double bedrooms and a modern fitted three piece shower room. Externally the property boasts a shared rear courtyard perfect for outdoor entertainment with off street parking available to the rear of the property. Gas central heating and double glazing throughout. Viewing is strongly advised to avoid disappointment.



## Ground Floor

**Lounge - 18' 5" x 10' 9" (5.63m x 3.3m)** UPVC double glazed front door leads directly into the modern decorated lounge with feature fireplace space and tiled hearth, built in meter cupboard, double panel radiator. Carpeted, ceiling inset halogen spot lights and feature pendant lighting. TV aerial point. UPVC double glazed window to the front elevation.

**Kitchen - 9' 8" x 7' 6" (2.95m x 2.3m)** UPVC double glazed window to side elevation and door to the rear. Modern fitted kitchen with with integrated electric oven, hob & feature glass canopy and circular inset stainless steel sink bowl. Single panel radiator, vinyl flooring, inset halogen spot lights to ceiling, tiled walls and white units with marble effect tops. Under stairs storage space with plumbing for auto washer.



## First Floor

**Bedroom - 20' 11" x 10' 8" (6.4m x 3.27m)** UPVC double glazed window to the front elevation. Double bedroom with inset halogen spot lights. Carpeted with a single panel radiator and feature artificial fire place. Wardrobe storage unit and TV aerial point.

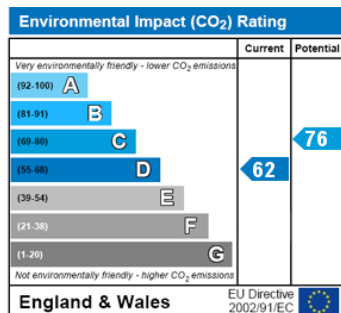
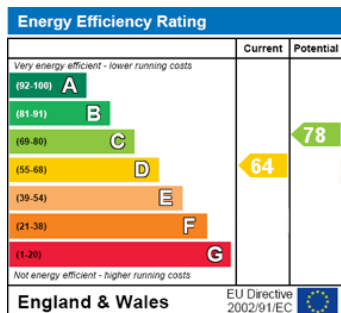
**Shower Room - 9' 10" x 6' 2" (3m x 1.9m)** UPVC double glazed window to the rear elevation with obscure glass panel, attractive three piece suite in white with pedestal wash hand basin, low flush w.c and step in double shower cubicle with feature glass wall and galaxy aqua 2000 power shower. Fully tiled walls in white, vinyl flooring, single panel radiator, extractor fan and combination boiler.



## Exterior

**Exterior -** Rear shared yard with side access gate.

**Disclaimer -** Please note that under the Estate agents Act 1979 we advise that our director declares an interest in this transaction.



## Additional Information

Kirkham Branch

01772 687100

Freckleton Branch

01772 657657

Preston Branch

01772 824924

Blackpool Central Branch

01253 753735

Blackpool South Branch

01253 402222

Fleetwood Branch

01253 874874

St Annes Branch

01253 727930

Elswick Branch

01995 262626

Tenure:

We have been advised by the vendor that the property is Freehold. This information should always be checked by a solicitor prior to purchase.

Council Tax:

The property is BAND A for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

*Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.*



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