

**2 Bedroom Terraced for Sale - £97,500**  
Fylde Street, Kirkham, Preston, Lancashire, PR4 2DD



**KEY FEATURES:**

- SUPERB TWO BEDROOM MID TERRACE PROPERTY • LOCATED CLOSE TO ALL LOCAL AMENITIES •
- NEWLY REFURBISHED TO A HIGH STANDARD • SPACIOUS LOUNGE WITH FEATURE GAS FIRE • MODERN
- FITTED OPEN PLAN KITCHEN DINER • TWO GOOD SIZE DOUBLE BEDROOMS • MODERN FITTED THREE
- PIECE BATHROOM SUITE • LOW MAINTENANCE CONCRETE REAR GARDEN

## Description

\*\*\*SUPERB TWO BEDROOM MID TERRACE PROPERTY BOASTING SPACIOUS & MODERN LIVING ACCOMMODATION SITUATED IN A QUIET YET POPULAR RESIDENTIAL LOCATION IN KIRKHAM \*\*\* Leftmove Estate Agents are delighted to offer for sale this recently refurbished two bedroom mid terrace property situated in a quiet yet popular residential location in Kirkham. Positioned within walking distance of all local amenities, travel links and highly regarded schools this ideally positioned property boasts spacious and modern living accommodation which on internal inspection briefly comprises of an entrance vestibule, spacious lounge, modern open plan dining kitchen, two good size double bedrooms and a modern fitted three piece bathroom suite. Externally the property boasts a low maintenance fully enclosed concrete rear yard perfect for outdoor entertainment with on street parking available to the front of the property. Gas central heating and double glazing throughout. Early viewing is advised to avoid disappointment.

\*\*\*ATTENTION INVESTORS - CURRENTLY TENANTED WITH A RENT OF £525PCM - Available with a sitting tenant or vacant possession\*\*\*

## Ground Floor

**Entrance Vestibule - 3' 2" x 3' 2" (0.98m x 0.98m)** Entrance via UPVC double glazed door. Carpeted throughout. Wooden door with feature glazing leading into the lounge.

**Lounge - 14' 10" x 12' 5" (4.54m x 3.81m)** UPVC double glazed window to the front elevation. Living flame gas fire with a feature surround and hearth. Carpeted throughout. Pendant light fitting. Double panel radiator. TV aerial point. Telephone point. Meter cupboard.

**Dining Kitchen - 17' 9" x 12' 1" (5.42m x 3.69m)** UPVC double glazed window to the rear elevation. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. Stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric double oven with four ring electric hob and overhead extractor canopy. Space for a freestanding fridge freezer. Plumbing for a washing machine. Tiled flooring throughout. Ceiling spotlight fitting. Double panel radiator. Stairs leading to the first floor accommodation with under stairs storage.

## First Floor

**First Floor Landing - 7' 5" x 2' 6" (2.28m x 0.77m)** Carpeted throughout. Inset halogen spotlight. Smoke alarm. Access to the loft.

**Bedroom One - 15' 2" x 13' 1" (4.63m x 4m)** UPVC double glazed window to the front elevation. Carpeted throughout. Pendant light fitting. Double panel radiator. TV aerial point.

**Bedroom Two - 11' 3" x 9' 4" (3.45m x 2.86m)** UPVC double glazed window to the rear elevation. Features fitted robe storage and matching top boxes. Carpeted throughout. Pendant light fitting. Double panel radiator. TV aerial point.

**Bathroom - 11' 11" x 6' 6" (3.65m x 2m)** Double glazed obscure window to the rear elevation. Features a three piece suite in white comprising of a low flush WC, pedestal hand wash basin and a P shaped panelled a twitch overhead mains shower unit. Part tiled elevations. Tiled flooring throughout. Inset halogen spotlights. Single panel radiator.

## Exterior

**External -** Externally the property boasts a low maintenance fully enclosed concrete rear yard perfect for outdoor entertainment with on street parking available to the front of the property.



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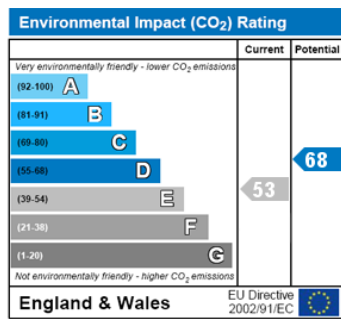
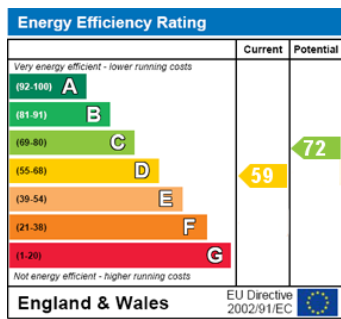
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## Additional Information

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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