

2 Bedroom Terraced for Rent - **£495 per month**
Clegg Street, Kirkham, Preston, Lancashire, PR4 2TL



KEY FEATURES:

- TWO BEDROOM MID TERRACE FAMILY HOME • SITUATED IN THE HEART OF KIRKHAM • CLOSE TO HIGHLY REGARDED SCHOOL • SPACIOUS LOUNGE & MODERN FITTED KITCHEN • TWO GOOD SIZE DOUBLE BEDROOMS • MODERN FITTED FOUR PIECE BATHROOM SUITE • LOW MAINTENANCE ENCLOSED REAR GARDEN • ON STREET PARKING AVAILABLE TO THE FRONT

Description

HALF PRICE APP FEES !!

*** WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY CURRENTLY BEING REDECORATED THROUGHOUT & SITUATED IN THE HEART OF THE HISTORIC MARKET TOWN OF KIRKHAM *** Leftmove Estate Agents are delighted to offer to let this well presented two bedroom mid terrace property situated in the heart of the historic market town of Kirkham. Positioned within walking distance of all local amenities, travel links, highly regarded schools and Kirkham market square, this ideally positioned property boasts spacious living accommodation is currently being redecorated throughout and on internal inspection briefly comprises of a spacious lounge, modern fitted kitchen, two good size double bedrooms and a modern fitted four piece bathroom suite. Externally the property boasts a low maintenance fully enclosed paved rear garden perfect for outdoor family entertainment with on street parking available to the front. Gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate.



Ground Floor

Lounge - 12' 3" x 11' 6" (3.74m x 3.53m) Entrance via UPVC double glazed door. UPVC double glazed window to the front elevation. Wood laminate flooring throughout. Pendant light fitting. Double panel radiator. TV aerial point. Telephone point.

Kitchen - 12' 5" x 11' 2" (3.79m x 3.42m) UPVC double glazed French doors leading out onto the rear garden. Features a range of eye and base level units with contrasting work surfaces and tiled elevations. One and a half bowl stainless steel sink and drainer unit with a chrome mixer tap. Integrated electric oven with four ring electric hob and overhead extractor canopy. Space for a freestanding fridge freezer. Plumbed for a washing machine. Tiled flooring throughout. Two ceiling spotlight fittings. Double panel radiator. Stairs leading to the first floor accommodation with under stairs cloak storage.



First Floor

Bedroom One - 12' 3" x 11' 3" (3.75m x 3.44m) UPVC double glazed window to the front elevation. Wood laminate flooring throughout. Pendant light fitting. Double panel radiator.

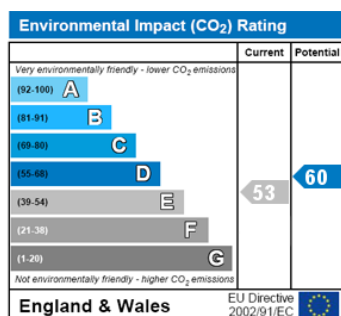
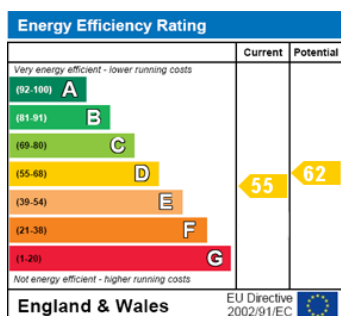
Bedroom Two - 9' 6" x 8' 3" (2.9m x 2.52m) UPVC double glazed window to the rear elevation. Wood laminate flooring throughout. Pendant light fitting. Double panel radiator.

Bathroom - 8' 4" x 5' 10" (2.56m x 1.78m) UPVC double glazed obscure window to the rear elevation. Features a four piece suite in white comprising of a dual flush WC, pedestal hand wash basin, panelled bath and a step in shower cubicle. Fully tiled elevations. Vinyl floor covering throughout. Ceiling light fitting. Chrome heated towel ladder.



Exterior

External - Externally the property boasts a fully enclosed low maintenance paved rear garden perfect for outdoor family entertainment with on street parking available to the front.



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