

**2 Bedroom Flat for Sale - £89,950**  
The Conifers, Kirkham, Preston, Lancashire, PR4 2RY



**KEY FEATURES:**

- TWO BEDROOM FIRST FLOOR APARTMENT
- SITUATED IN THE HEART OF KIRKHAM
- LOCATED CLOSE TO ALL LOCAL AMENITIES
- SPACIOUS LOUNGE & GOOD SIZE KITCHEN
- TWO GOOD SIZE DOUBLE BEDROOMS
- THREE PIECE BATHROOM SUITE
- IDEAL PURCHASE FOR FIRST TIME BUYERS
- ALLOCATED PARKING ONE FOR VEHICLE

## Description

\*\*\* SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT SITUATED ON A MUCH SOUGHT AFTER RESIDENTIAL LOCATION SITUATED IN THE HISTORIC MARKET TOWN OF KIRKHAM \*\*\* Leftmove Estate Agents are delighted to bring to the market this spacious two bedroom first floor apartment situated on a much sought after residential location in the historic market town of Kirkham. Positioned within walking distance of all local amenities, travel links and highly regarded schools and within walking distance of Kirkham market square, this ideally positioned property boasts spacious living accommodation which on internal inspection briefly comprises of a welcoming entrance hallway, spacious lounge, good size kitchen, two good size bedrooms and a three piece bathroom suite. Externally the property boasts allocated parking for one vehicle to the rear. Gas central heating and double glazing throughout. Viewing comes highly recommended to fully appreciate. OFFERED WITH NO ONWARD CHAIN!

## Ground Floor

**Entrance Hallway** - 6' 9" x 4' 6" (2.06m x 1.39m) Entrance via UPVC double glazed door. Carpeted throughout. Stairs leading to the first floor accommodation.

## First Floor

**First Floor Landing** - 12' 0" x 9' 11" (3.68m x 3.03m) Carpeted throughout. Pendant light fitting. Single panel radiator.

**Lounge** - 12' 5" x 10' 1" (3.81m x 3.09m) UPVC double glazed window to the front elevation. Wood laminate flooring throughout. Ceiling light fitting. Single panel radiator. TV aerial point. Telephone point.

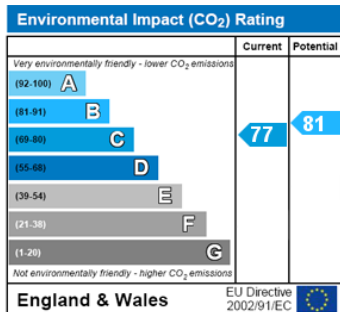
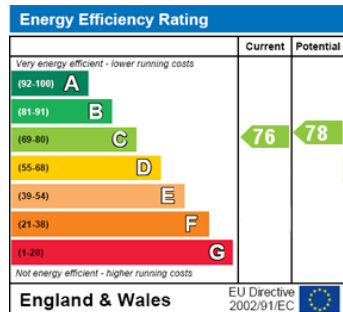
**Bedroom One** - 11' 10" x 10' 2" (3.62m x 3.1m) UPVC double glazed window to the rear elevation. Wood laminate flooring throughout. Pendant light fitting. Single panel radiator.

**Bedroom Two** - 10' 7" x 9' 11" (3.25m x 3.04m) UPVC double glazed window to the rear elevation. Wood laminate flooring throughout. Pendant light fitting. Single panel radiator.

**Bathroom** - 6' 5" x 5' 10" (1.98m x 1.8m) Features a three piece suite in white comprising of a low flush WC, pedestal hand wash basin and a panelled bath with overhead shower unit. Fully tiled elevations. Wood laminate flooring throughout. Ceiling light fitting and one additional wall light. Single panel radiator.

## Exterior

**External** - Externally the property boasts allocated parking for one vehicle to the rear.



## Additional Information

Tenure:

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

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

Council Tax:

The property is BAND B 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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