

62 MARSDEN STREET,  
KIRKHAM,  
PRESTON,  
PR4 2TH

£129,950



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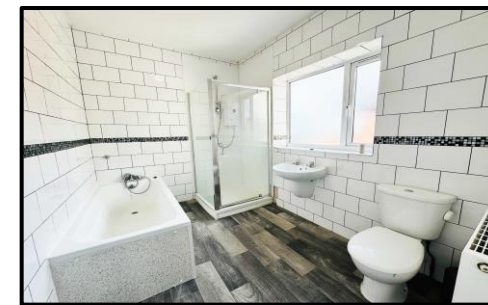
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**IDEAL STARTER HOME OR BUY TO LET CHAIN FREE AND READY TO WALK INTO.**

End of terrace property right in the heart of Kirkham centre close to all amenities, transport routes and Schools.

Briefly the accommodation comprises; lounge, second reception room & extended open plan dining kitchen. Two good bedrooms and bathroom W.C. Double-glazing and gas central heating. Enclosed yard area. EPC- D

Early viewing a must and no chain.



**LOCATION:** Extremely convenient position just off the main high street and centrally located (SAT NAV PR4 2TH).

**STYLE:** Two-bedroom, end terrace house.

**CONDITION:** Fully renovated and ready to walk into.

**ACCOMMODATION:** Comprising, Ground floor; Entrance vestibule, lounge, second reception room, open plan extended dining kitchen with understairs cupboard and upvc door providing access to the rear yard. First floor; two good bedrooms and bathroom W.c combined.

**OUTSIDE:** Enclosed, neat and tidy yard area.

**SERVICES:** All mains services are connected. Gas central heating and double-glazing,

**TENURE:** We are advised the tenure of this property is freehold.

**COUNCIL TAX:** The property is listed as Council tax band A (Fylde borough council)

**VIEWINGS:** By telephone appointment through the agents office.

