



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

**Lytham Office**  
11 Park Street, Lytham FY8 5LU  
01253 731222  
lytham@frankwyles.com

**St. Annes Office**  
21 Orchard Road, St. Annes FY8 1RY  
01253 713695  
sales@frankwyles.com

[www.frankwyles.com](http://www.frankwyles.com)



## 32 Wood Close, Kirkham PR4 2EX

- Detached Freehold House
- Lounge & Dining Kitchen
- Three Bedrooms
- En Suite Shower Room, Bathroom & Downstairs WC
- Driveway & Single Garage
- Low Maintenance Rear Garden With Sunny Aspect

**£280,000**  
Freehold

Frank Wyles & Co. for themselves and for the vendors or lessors of this property whose agents they are given notice that -  
(1) The particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract.  
(2) Frank Wyles & Co. has any authority to make or give any representation or warranty whatever in relation to this property.





Lovely Detached Freehold House Located On This Well Established Development. With Open Views To The Front, The Property Comprises Lounge, Dining Kitchen, Downstairs WC, Three Bedrooms, En Suite Shower Room & Separate Bathroom. To The Front Is A Driveway Leading To A Single Garage &, To The Rear, A Low Maintenance Garden With Sunny Aspect. All In All A Must See!!

Tenure: Freehold

Council Tax: Band D



**Ground Floor**

**Entrance Hall** Radiator. Stairs to first floor. Built-in storage cupboard. Doors leading to:

**Lounge 5.21m (17'1") x 3.32m (10'11")** Double glazed window to front. Two radiators. TV point. Double glazed French doors to rear garden.

**Kitchen 5.20m (17'1") max x 4.76m (15'7") max** Double glazed window to side. Fitted with a matching range of base and eye level units with worktop space over and incorporating a 1+1/2 bowl stainless steel sink with single drainer and mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Built-in oven and hob with extractor hood over. Tiled splashback. Radiator. TV point. Space for table and chairs. Double glazed French doors to rear garden.

**WC** Double glazed window to front. Fitted with two piece suite comprising pedestal wash hand basin with mixer tap, and WC. Radiator.

**First Floor**

**Landing** Double glazed window to rear. Radiator. Doors leading to the following rooms:

**Bedroom 1 4.69m (15'5") x 3.54m (11'7")** Double glazed window to front. Fitted bedroom suite with a range of wardrobes. Radiator. Door to:

**En-Suite Shower Room** Obscure double glazed window to front. Fitted with three piece suite comprising double shower enclosure with fitted shower, pedestal wash hand basin with mixer tap, and WC. Part tiled walls. Extractor fan. Radiator.

**Bedroom 2 3.98m (13'1") x 3.78m (12'5") max** Double glazed window to front. Built-in over stairs storage cupboard. Radiator.

**Bedroom 3 2.25m (7'5") x 2.18m (7'2")** Double glazed window to rear. Radiator.

**Bathroom** Obscure double glazed window to rear. Fitted with three piece suite comprising panelled bath with separate shower over mixer tap and glass screen, pedestal wash hand basin with mixer tap, and WC. Part tiled walls. Extractor fan. Radiator.

**Garage 5.27m (17'3") x 2.96m (9'8")** Up-and-over door. Courtesy door to rear garden. Power and light.

**Front** Hedge enclosed garden. Driveway leading to:

**Rear** Fence enclosed garden with open sunny aspect. Block paved patio leading to lawned area and raised decked area.

