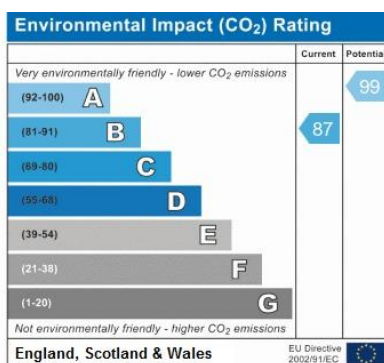
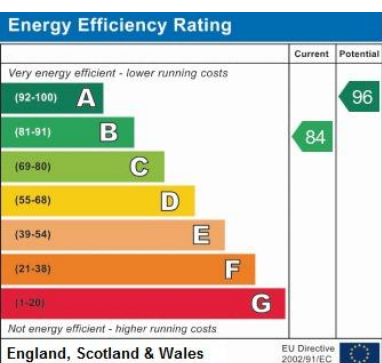




33 Wood Close (plot 74), The Spinnings, Kirkham, PR4 2RE
Price: £149,999



- Folkstone design
- Three bedroom semi-detached house
- Gas Central Heating
- Double Glazing
- Fully integrated kitchen
- Driveway
- En Suite to Master Bedroom
- Lovely views

33 Wood Close (plot 74), The Spinnings, Kirkham

FULL DESCRIPTION

This stunning 3 bedroom semi-detached house is situated on a new and elegant development and provides modern living with good sized gardens and off street parking. There are 3 delightful bedrooms decorated in a stylish finish and are complemented by a contemporary 3 piece bathroom and an en-suite master bedroom. The home is warmed by gas central heating and uPVC doors and windows. To the exterior are lawn gardens to front and rear.

HALLWAY

Double glazed door. Central heating radiator. Built in storage cupboard.

DOWNSTAIRS WC

WC. Central heating radiator. Pedestal hand basin. Extractor fan.

KITCHEN

12' 5" x 8' 0" (3.79m x 2.45m)

Fitted wall and base units. Stainless steel sink unit and mixer tap. Double glazed window. Central heating radiator. Integrated fridge/freezer, dishwasher, oven, hob, extractor hood and washer/dryer.

LOUNGE

15' 0" x 14' 5" (4.59m x 4.41m)

Double glazed French doors to garden. Central heating radiator. Two built in storage cupboards.

STAIRS AND LANDING

Central heated radiator. Spindled balustrade. Built in storage cupboard.

BEDROOM 1

13' 8" x 8' 5" (4.18m x 2.58m)

Central heated radiator. Double glazed window.

ENSUITE

Pedestal hand basin. WC. Central heated radiator. Shower cubicle.

BEDROOM 2

10' 1" x 8' 5" (3.09m x 2.59m)

Central heated radiator. Double glazed window.

BEDROOM 3

8' 10" x 6' 3" (2.71m x 1.91m)

Central heated radiator. Double glazed window.

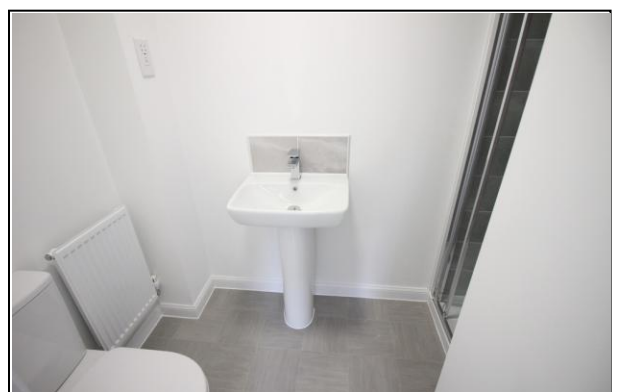
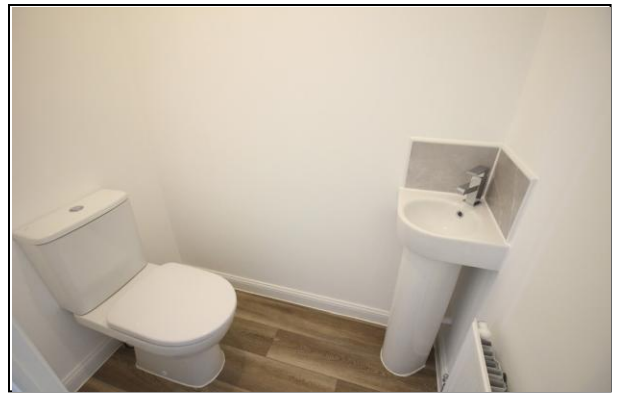
BATHROOM

Bath. WC. Pedestal hand basin. Double glazed window. Central heating radiator. Extractor fan.

GARDENS

Lawn to front with driveway.

Lawn to rear.



33 Wood Close (plot 74), The Spinnings, Kirkham

TENURE

The property is **Leasehold**

COUNCIL TAX

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

13/07/2020



33 Wood Close (plot 74), The Spinnings, Kirkham

Folkestone House Type

