



41 Dow View Drive, Kirkham, PR4 3FU

We welcome to the market a spacious and well presented three bedroom semi detached family home located at the bottom of Dowbridge the rural end of Kirkham on the very sought after Heaton Green development built by the award winning builders Storey Homes. This ready to move into property is also on the ** Fylde discount to market scheme **which subject to certain criteria means you can purchase this home at 80% of the market value and own 100%. Briefly comprising spacious lounge, generously proportioned kitchen / diner and downstairs Wc to the ground floor, on the first floor we have two double bedrooms, stylish bathroom and a good sized third bedroom. External a private rear garden, driveway with parking for two vehicles to the front.

Price £179,950

41 Dow View Drive

, Kirkham, PR4 3FU



- Three bedroom semi detached family home
- Block paved driveway
- EPC rating B
- Built in 2022
- Sought after residential location
- Generously proportioned throughout
- Great motorway connections

External

Block paved driveway with parking for two vehicles

Downstairs Wc

Wc, frosted UPVc double glazed window, blinds, vinly flooring. Wash hand basin with mixer tap. Radiator.

Lounge

16'6" x 16'0" (5.04 x 4.88)

Spacious, bright lounge, stairs leading to the first floor. UPVc double glazed window to the front aspect with blinds, carpeted & radiator. Understairs storage.

Dining / kitchen

16'0" x 12'6" (4.88 x 3.82)

Generously proportioned kitchen with fitted wall and base units and complimentary work surfaces, fridge freezer, washing machine. Vinly flooring, four ringed gas hob, built in oven & extractor hood. Dining

area, storage cupboard. UPVc double glazed window to the rear aspect, blinds. Spotlights, one and half sink bowl, Door leading to the downstairs Wc.

Landing

Storage cupboard, carpeted and entrance to the attic.

Bedroom one

13'6" x 8'9" (4.14 x 2.67)

Good sized double bedroom with UPVc double glazed window to the front aspect with blinds, carpeted & radiator.

Bedroom two

13'8" x 8'9" (4.18 x 2.67)

Another great sized bedroom, UPVc double glazed window to the rear aspect with blinds, carpeted & radiator.

Bathroom

6'11" x 6'1" (2.12 x 1.87)

Bath with shower over, vinly flooring. Frosted UPVc double glazed window, Wc. Part tiled walls, wash hand basin with mixer tap, spotlights. Wc.

Bedroom three

9'3" x 7'0" (2.84 x 2.14)

UPVc double glazed window, blinds, carpeted & radiator.

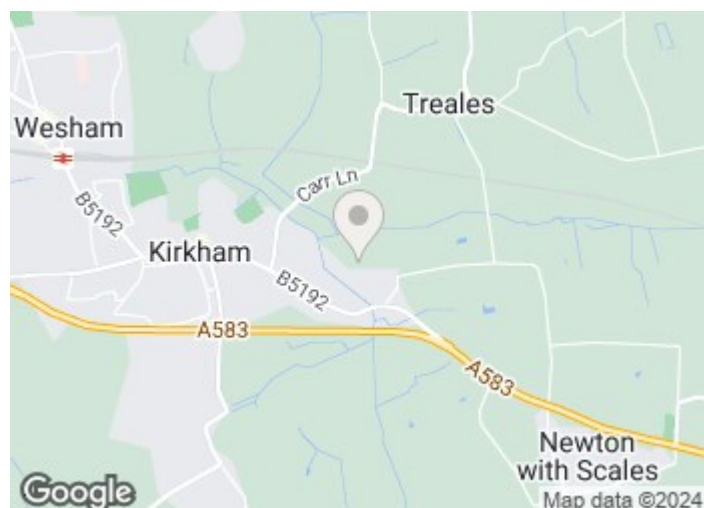
Attic

28'4" x 16'7" (8.65 x 5.07)

Approximately into the eaves, pull down ladder, insulated and boarded.

Rear garden

Private rear garden with lawned and patio area. Access to the front of the property.

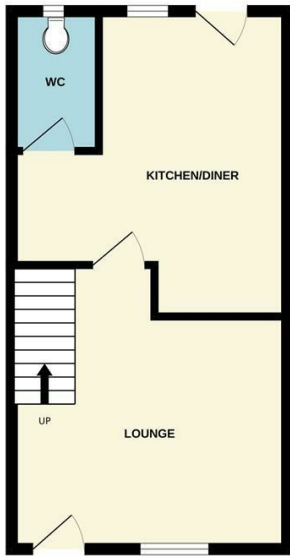


Directions



Floor Plan

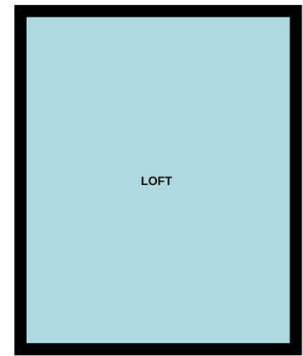
GROUND FLOOR
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	