

GUILDHALL

SALES & LETTINGS



12 Old Tarnbrick Way

Kirkham, Preston, PR4 2SA

Asking Price £475,000



Nestled within the well sought after area of Kirkham within close proximity to local amenities, schools and commuter links, this extremely well presented four bedroomed detached property is being welcomed to market. Boasting contemporary features and neutral decor throughout, this property offers ample living space well suited for growing families and is not to be missed!

Internally comprising briefly: entrance through to the entrance hallway providing access to the ground floor WC, the lounge and the contemporary fitted kitchen which leads on to the sun room. The lounge has open access to the dining area housing French doors to the rear. To the first floor is a modern four piece family bathroom suite and four spacious bedrooms, with the main bedroom boasting access to a three piece en suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area and a decked seating area - perfect for Al Fresco dining in the summer! To the front of the property are planted bedding areas with mature shrubs, a block paved driveway providing off road parking and access to the integral garage.

Viewings are essential, for further information, please call the team on 01772 769999!



Ground Floor

Entrance Hallway

Ground Floor WC 6'6" x 3'3" (2.0 x 1.0)

Lounge 13'4 x 18'7 (4.06m x 5.66m)

Dining Room 10'11 x 11'11 (3.33m x 3.63m)

Kitchen 22' x 11'11 (6.71m x 3.63m)

Sun Room 9'10" x 19'8" (3m x 6m)

Garage 9'6" x 17'0" (2.9 x 5.2)

First Floor

Bedroom One 10'6 x 20'1 (3.20m x 6.12m)

En Suite 10'2" x 4'3" (3.1 x 1.3)

Bedroom Two 13'4 x 10'4 (4.06m x 3.15m)

Bedroom Three 13'1 x 10'6 (3.99m x 3.20m)

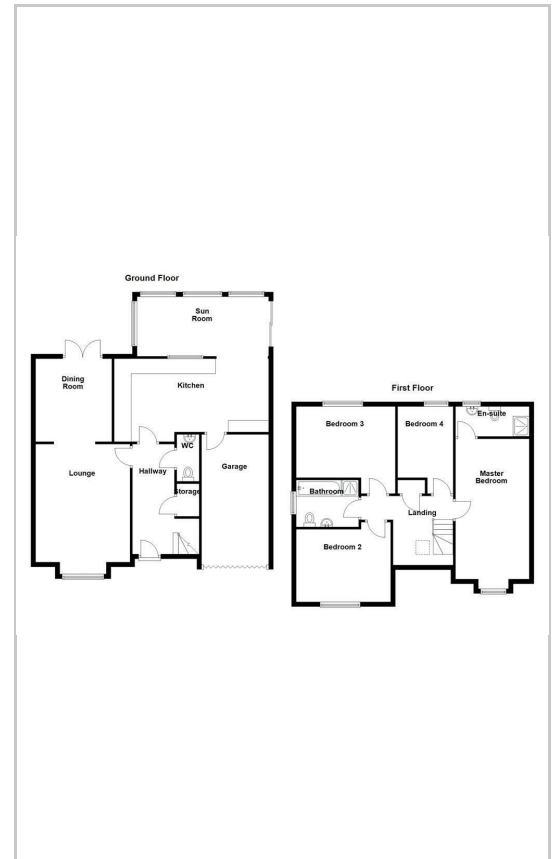
Bedroom Four 9'0 x 12'4 (2.74m x 3.76m)

Bathroom 8'10" x 6'10" (2.7 x 2.1)

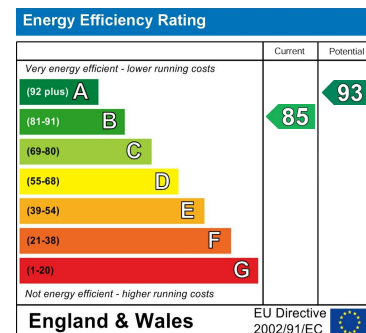
Area Map



Floor Plans



Energy Efficiency Graph



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