



Station Road, Kirkham, Preston

Offers Over £349,950

Ben Rose Estate Agents are pleased to present to market this stunning, five-bedroom semi-detached property in the sought-after area of Kirkham, Preston. This beautifully extended home boasts incredible features and versatile interiors, perfect for families or professionals seeking a blend of period charm and modern convenience. This property is within easy reach of the M55 motorway and nearby train stations in Kirkham town centre, making it ideal for commuters. The area also benefits from a range of local amenities, including Kirkham Grammar School, several shops, and popular beaches with Lytham and Blackpool only a short drive away.

Upon entering the home, you are welcomed by a grand entrance hallway, where high ceilings set an inviting tone. To the front, the spacious lounge features a large bay window, intricate crown moldings on the ceiling, and an eye-catching tiled fireplace. A set of double doors separate this room to the lounge, allowing for a more open plan space is so desired.

Moving into the main sitting room, you'll find a bright, airy space centered around a charming fireplace, creating a cosy atmosphere, ideal for relaxing and family gatherings. There are also a set of patio doors leading down a set of stairs to a patio area, extending the available living space. Continuing deeper into the house, you'll find a well-appointed kitchen with integrated appliances. The kitchen features a storage room that utilises the space under the stairs. There is also access to the rear garden from the kitchen as well.

Ascending to the first floor, you are greeted with a spacious landing that leads to four of the generously sized bedrooms. The delightful master bedroom boasts fitted wardrobes spanning the entire width of the room offering ample storage. A practical three-piece family bathroom also resides on this floor. The top floor reveals a converted loft room. Accessible via a set of fixed ladders, the cosy loft space has ample storage in the eaves as well as a freestanding pool table illuminated by the implemented skylight. This is truly a versatile space that could serve as an additional office or hobby room.

Situated to the rear of the property is a separate spacious annex. With views of the garden, this space is perfect for guests or visiting family members. The self-contained room features its own three-piece bathroom as well as a utility room.

Outside, the rear garden presents an inviting first impression, with lush greenery combined with tall hedgerows and trees creating privacy and a sense of being in woodland. There is an ample driveway for off the road parking, and parking can be found on the road in front of the property for convenience.

This home offers lots of versatility and plenty of space and manages to combine comfort, homeliness, and practicality, making it an ideal choice for larger families looking to live in the area.





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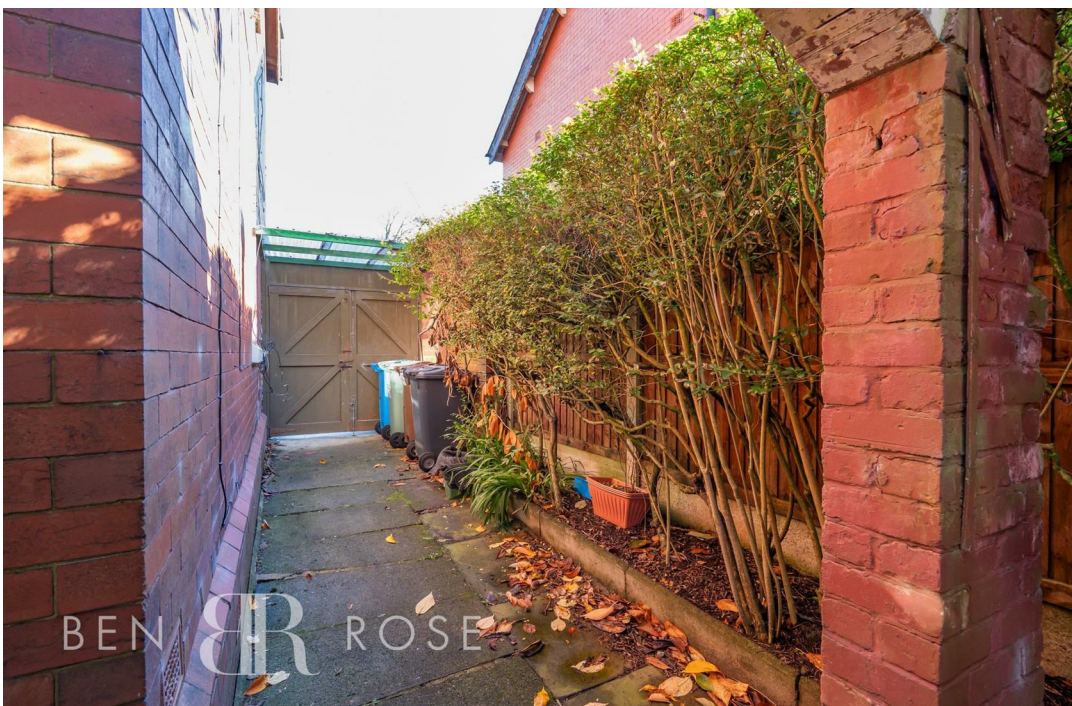
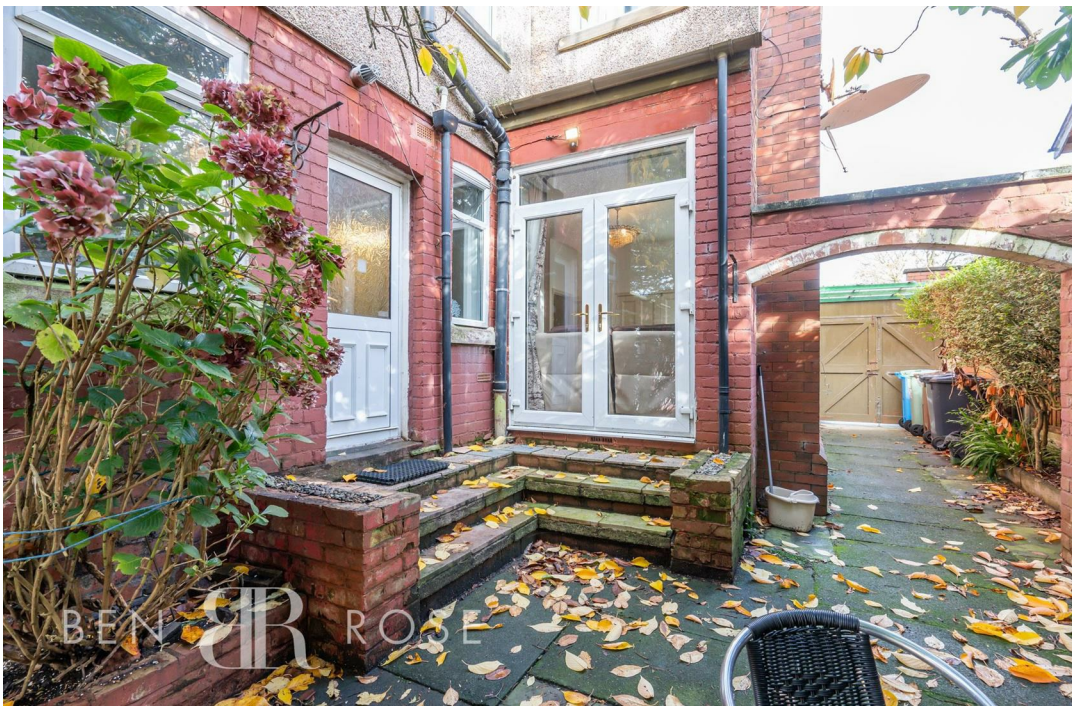




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TOTAL FLOOR AREA: 1744 sq.ft. (162.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		