



Heaton Way, Kirkham, Preston

Offers Over £400,000

Ben Rose Estate Agents are delighted to present to the market this stunning four-bedroom detached property, located in the highly sought-after area of Kirkham, Preston. This beautiful home offers a wealth of space both inside and out, making it the perfect choice for families. Conveniently situated, the property provides easy access to the M55 motorway and nearby train stations in Kirkham town centre, making it an excellent option for commuters. The area is further enhanced by a variety of local amenities, including the prestigious Kirkham Grammar School, an array of shops, and the added benefit of popular beaches, with Lytham and Blackpool just a short drive away.

As you step into the property, you are greeted by a bright and welcoming reception hall, where the staircase to the upper level is located. To the right is the spacious lounge, featuring a large window that overlooks the front aspect and an impressive illuminated media wall with an integrated fire.

Continuing through, you arrive at the stunning open-plan kitchen, dining, and family room. This impressive space, beautifully finished with upgraded marble tiles throughout, boasts a modern kitchen fitted with integrated appliances, including a fridge, freezer, oven, hob, and dishwasher. A central island provides convenient seating for casual dining. The dining area offers ample space for a large family dining table and showcases contemporary bi-folding doors that open seamlessly onto the rear garden. Additionally, there is extra space for a cosy sitting area or family corner, making it a versatile setting perfect for daily living and entertaining.

Adjacent to this room is a practical utility room, complete with a sink and space for freestanding appliances. A single door from the utility room provides direct access to the garden. A convenient WC, located off the utility room, completes the ground floor layout.

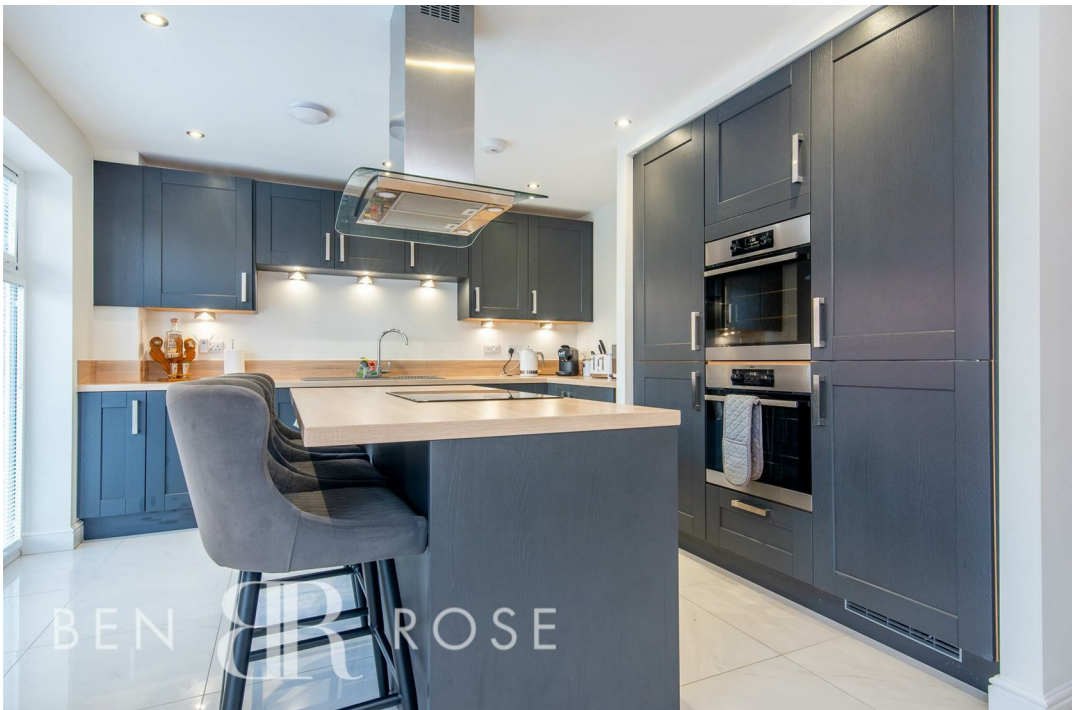
On the first floor, you'll find four generously proportioned double bedrooms. The master bedroom and bedroom two feature ensuite shower rooms and bespoke fitted storage solutions. A contemporary four-piece family bathroom, complete with a walk-in shower, completes this level.

Externally, the property benefits from a private driveway with off-road parking for two vehicles and an attached single garage equipped with lighting and power. The generously sized rear garden includes a well-maintained lawn and an extended patio area, ideal for outdoor furniture and relaxation.

Early viewing is highly recommended to avoid disappointment.















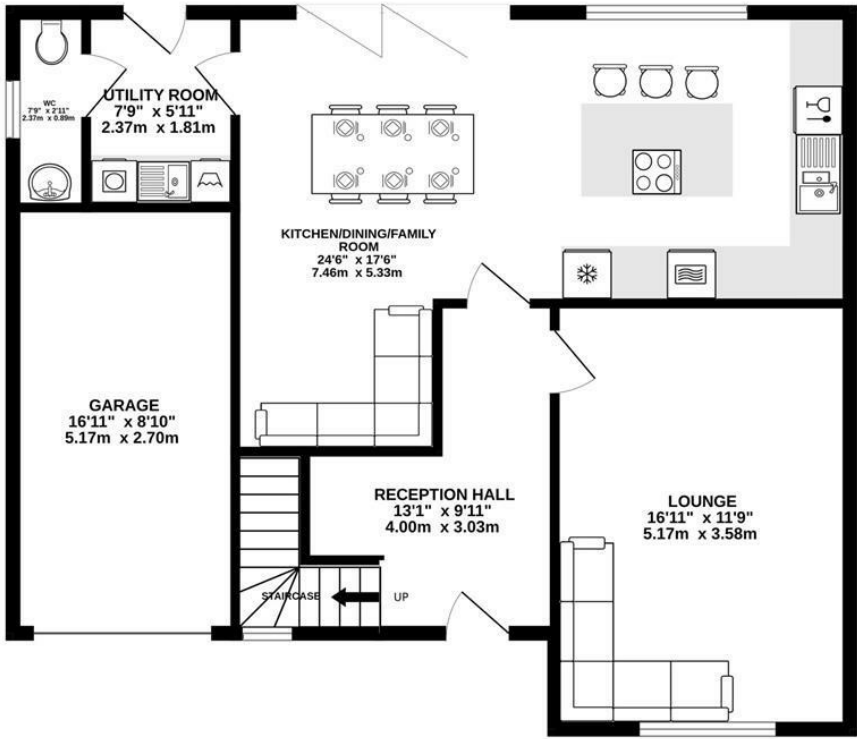




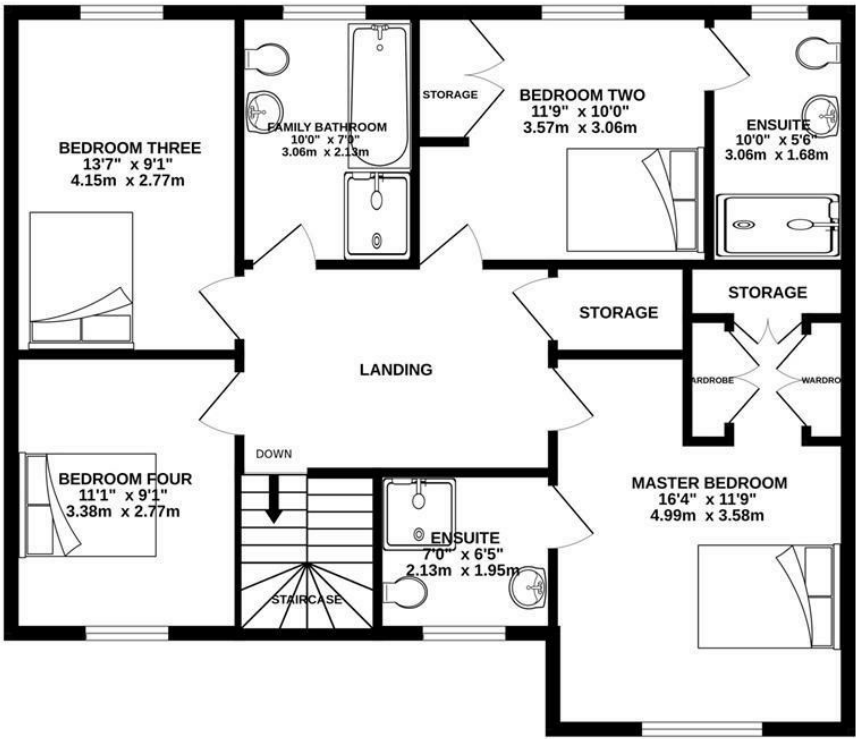


BEN ROSE

GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR
868 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 1737 sq.ft. (161.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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		