



Hillside Avenue, Kirkham, Preston

Offers Over £215,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached property, ideally positioned in the heart of the highly desirable Kirkham area. Occupying an enviable corner plot, this charming home is perfectly suited for families, offering both spacious living and excellent potential.

Nestled within a quiet and sought-after neighbourhood, the property benefits from superb transport links, with easy access to the M55 motorway and nearby train stations in Kirkham town centre, making it an ideal choice for commuters. The area is further enhanced by a wealth of local amenities, including the prestigious Kirkham Grammar School, a variety of shops and eateries, as well as the added attraction of popular coastal destinations, with Lytham and Blackpool only a short drive away.

Stepping into the property through the welcoming entrance porch, you are greeted by the entrance hallway, which houses a convenient WC and the staircase to the upper level. To the right, you'll find the spacious lounge, which benefits from a large front-facing window that fills the room with natural light. The lounge flows seamlessly into the kitchen/breakfast room at the rear. This contemporary fitted kitchen boasts a full range of integrated appliances, including a fridge, freezer, oven, hob, and dishwasher, all set around a charming central island with breakfast bar seating. A single door provides direct access out to the rear garden.

Upstairs, the home offers three well-proportioned bedrooms, with the two front bedrooms enjoying excellent views over the surrounding countryside. A modern three-piece family bathroom with an over-the-bath shower completes this floor.

Externally, the front of the property features a well-maintained garden with steps leading up to the entrance. To the side, a private driveway provides off-road parking and access to the single detached garage. The generously sized rear garden, occupying a desirable corner plot, offers a laid lawn and flagged patio – perfect for relaxing or entertaining. Side access to the garage is also available from here.

Early viewing is highly recommended to avoid potential disappointment.







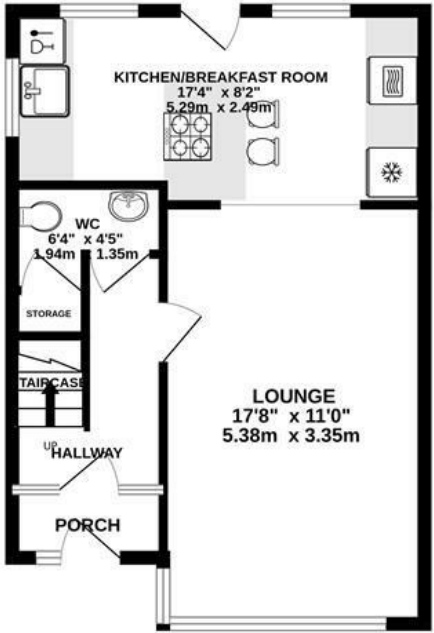
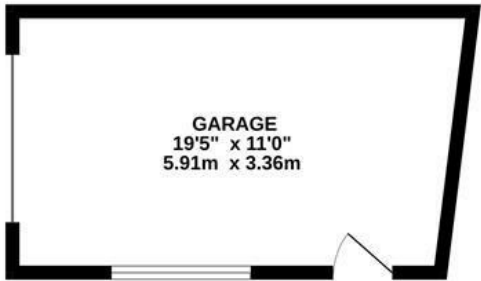




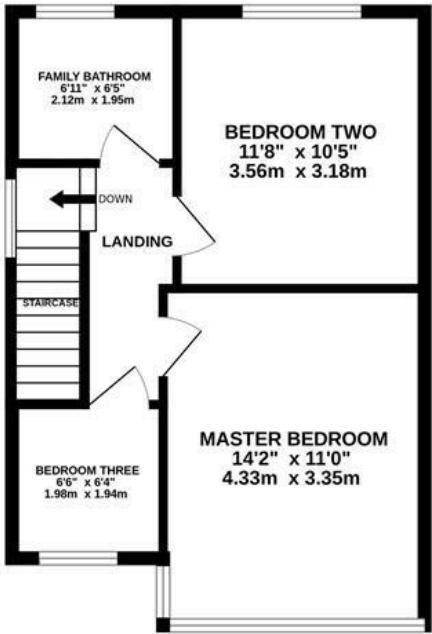


BEN ROSE

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	
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
		

