



Douglas Avenue, Wesham, Kirkham

£325,000



 4
  2
  2

EPC rating: C

- Just off The M55
- 2 Bathrooms
- Patio Garden

- 4 Bedroom Detached
- Conservatory
- Garage Room / Gym



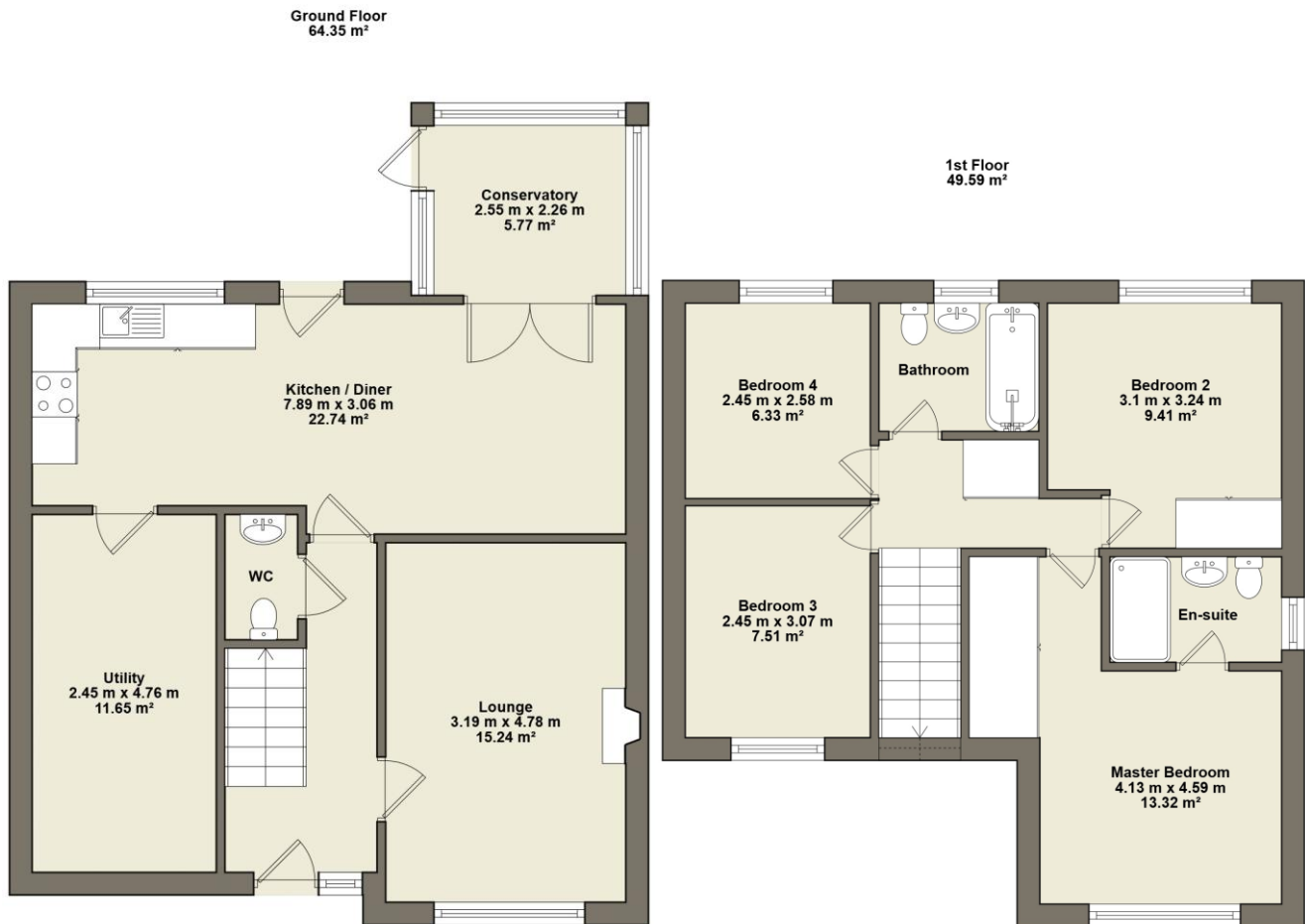
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Description

A 4 bedroom detached family home in a great location just off the M55. Entrance hall, lounge, cloakroom, kitchen dining room, partitioned garage, conservatory, master double bedroom with en suite, guest double, 2 further double bedrooms and family bathroom.

Floorplan



Situation

In a great location just off Fleetwood Rd on the outskirts of Kirkham and within minutes of the M55.

Lounge

A good size lounge, carpeted with double glazed window overlooking the front of the property, wall mounted radiator, ceiling light plug and aerial sockets.

3.21m x 4.78m (10'6" x 15'8")

Cloakroom

A ground floor w.c with vinyl flooring, hand basin, mirror and radiator.

0.99m x 1.68m (3'2" x 5'6")

Garage Room

Accessed from the kitchen and currently used as a utility and a gym. The garage has a partition wall with a manual up and over garage door behind. It could easily be converted back into a garage with minimal work.

4.7m x 2.47m (15'5" x 8'1")

En Suite Shower Room

Accessed off the master bedroom, an en suite shower room, with glass shower cubicle, w.c, hand basin and heated towel radiator.

1.39m x 2.2m (4'7" x 7'2")

Bedroom 3

A good size double bedroom, carpeted with double glazed window overlooking the front of the property. Wall mounted radiator, ceiling light and plug sockets.

2.53m x 3.06m (8'4" x 10'0")

Entrance Hall

Accessed from the front of the property via the driveway, the front door opens onto a hallway with laminate wooden floor, wall mounted radiator, ceiling light and doors to the lounge, kitchen, cloakroom and stairs to the first floor.

Kitchen Dining Room

Modern fitted dining/kitchen with wall and floor units, appliances including dishwasher, electric oven and gas hob. Double glazed window overlooking the rear garden and back door.

3.03m x 7.91m (9'11" x 26'0")

Conservatory

Accessed off the dining area with a second door onto the patio. A light and bright space.

3.67m x 3.2m (12'0" x 10'6")

Master Bedroom

A good size double bedroom, carpeted with double glazed window overlooking the front of the property. Wall mounted radiator, ceiling light and plug sockets.

3.08m x 3.64m (10'1" x 11'11")

Guest Double

A good size double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.

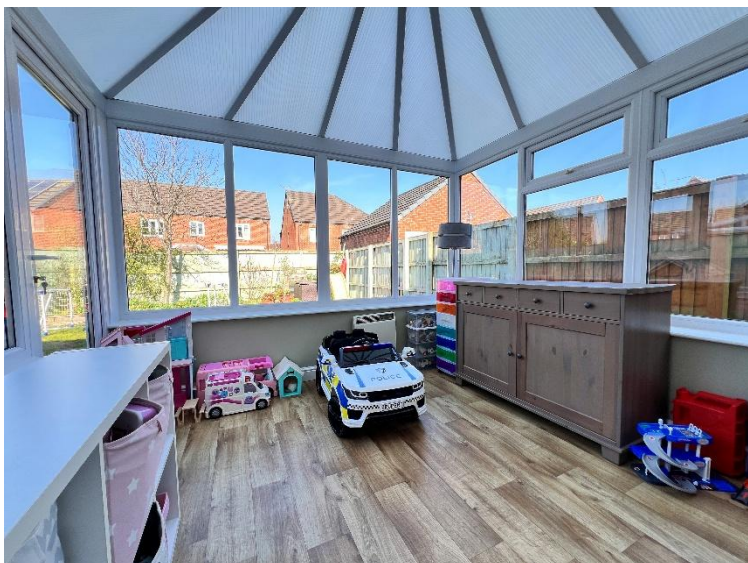
3.56m x 3.08m (11'8" x 10'1")

Bedroom 4

A small double bedroom, carpeted with double glazed window overlooking the garden. Wall mounted radiator, ceiling light and plug sockets.

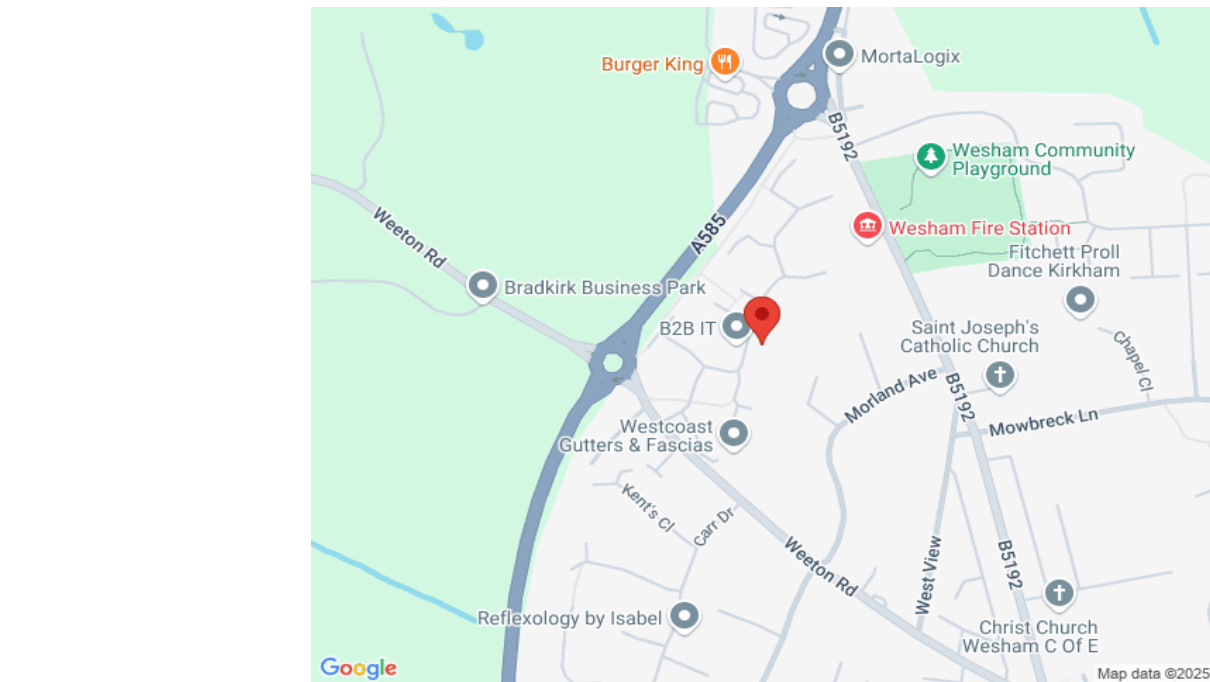
2.56m x 2.76m (8'5" x 9'1")

Photographs





Map



Notes

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.