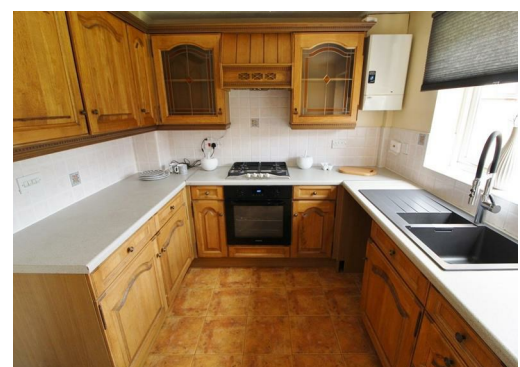




**Foxwood Drive, Kirkham, PR4 2DS**

**£233,000**

**EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this well presented 3 bedroom detached house, situated in Kirkham PRIVATE PLOT POSITION**



# 58 Foxwood Drive, Kirkham, PR4 2DS

Property Perspective are delighted to be able to present to you this well presented and maintained 3 bedroom detached house, situated in Kirkham . Benefiting from a spacious rear garden with potential extended, single garage and enviable cul-de-sac plot position.

The living accommodation briefly comprises of; lounge, kitchen dining area, To the first floor 3 bedrooms, en-suite shower room and bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially into Preston City Centre.

Freehold  
Council tax band - C

## GROUND FLOOR

### Lounge 11'3" x 15'4" (3.44 x 4.68)

Carpet flooring with open aspect through to the dining area and curtains

### Dining Room 13'8" x 10'8" (4.17 x 3.26)

Carpet flooring with open aspect through to the lounge area, sliding patio doors leading to the rear garden and curtains

### Kitchen 10'11" x 8'3" (3.33 x 2.54)

Tile flooring with access to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

### Bedroom 9'10" x 12'9" (3.02 x 3.91)

High quality wood effect laminate flooring with window to the rear elevation, curtains, blind and fitted wardrobes

### En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, radiator, blind and floor to ceiling tiled decor

### Bedroom 9'8" x 10'7" (2.95 x 3.25)

Carpet flooring with window to the front elevation. curtains and blind

### Bedroom 7'5" x 9'10" (2.28 x 3.01)

High quality wood effect laminate flooring with window to the front elevation. curtains, blind and fitted wardrobes

### Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath, heated towel rail, blind and floor to ceiling tiled decor

### EXTERNAL

Spacious rear garden with laid to lawn and patio area. Private driveway to the front of the property, capable of accommodating 2 vehicles leading to a single integral garage.





