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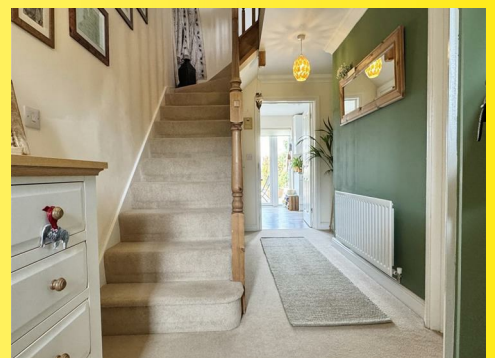


5 Stable Wood Close, Kirkham

- Modern Semi Detached House
- Entrance Hall & Cloaks/WC
- Lounge & Fitted Dining Kitchen
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gas Central Heating & Double Glazing
- Gardens To The Front & Rear
- Double Driveway
- Viewing Recommended
- Freehold, Council Tax Band C & EPC Rating B

£230,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



5 Stable Wood Close, Kirkham

GROUND FLOOR

Open canopied porch entrance.

ENTRANCE HALL

5.23m x 1.98m (17'2 x 6'6)

Approached through an outer door with upper obscure leaded double glazed panelling. Nicely decorated and appointed hallway. Single panel radiator. Turned staircase leads off with solid wood spindled balustrade. Under stair store cupboard.



FIRST FLOOR

Approached from the previously described staircase leading to the upper central landing.

LANDING

With matching spindled balustrade. Access to the loft via a loft ladder and the loft is fully insulated. Airing cupboard contains an insulated hot water cylinder and side open shelving.

CLOAKS/WC

1.91m x 0.99m (6'3 x 3'3)

With two piece white suite comprising: Pedestal wash hand basin with chrome mixer tap. Low level WC. Obscure double glazed opening outer window and fitted roller blind. Part ceramic tiled walls. Panel radiator. Corniced ceiling.

LOUNGE

4.72m x 3.45m (15'6 x 11'4)

Very well presented principle reception room with two double glazed opening windows enjoy a delightful view looking onto the front garden with maturing hedging beyond and the playing fields of Kirkham Grammar school beyond. Panel radiator. The focal point of the room is a marble fireplace with matching hearth and over mantle. Corniced ceiling.



BEDROOM SUITE ONE

3.73m x 3.23m (12'3 x 10'7)

Well appointed principle double bedroom with double glazed window with two opening lights enjoys delightful aspect looking over the front garden with fields beyond (Kirkham Grammar Sports Field) and maturing trees. Panel radiator.



DINING-KITCHEN

5.03m x 2.92m (16'6 x 9'7)

Extremely well fitted FAMILY dining kitchen with an excellent range of wall and floor mounted cupboards and drawers. Concealed downlighting and kickspace floor lighting. Turned laminate working surfaces. Inset one & a half bowl single drainer sunk unit with chrome mixer tap. Built in appliances comprise: AEG automatic electric double oven. Matching microwave oven above. Integrated Electrolux fridge and freezer. Plumbed Bosch dishwasher. Concealed Electrolux washing machine. Corner pivoting unit and slide out pantry cupboard. Worcester gas central heating boiler concealed in the kitchen cupboard. Double glazed window with two opening lights and fitted roller blind. Double opening, double glazed doors overlooking and giving access to the enclosed rear garden. Fitted roller blind. Double panel radiator adjoining the dining area and wall mounted television aerial point.

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EN SUITE SHOWER ROOM/WC

2.29m into shower x 1.14m (7'6 into shower x 3'9)

With part tiled walls. Three piece white suite comprising: step in tiled shower compartment with a plumbed shower and sliding outer door. Pedestal wash hand basin with chrome mixer tap and wall mounted shaving point above. The suite is completed by a low level WC. Panel radiator. Obscure double glazed opening outer window with roller blind. Ceiling halogen downlights and extractor fan.



BATHROOM/WC

2.54m x 1.68m (8'4 x 5'6)

With part tiled walls. Three piece white suite comprises: panelled bath with chrome mixer tap and hand shower. Pedestal wash hand basin with matching mixer tap. The suite is completed by a low level WC. Single panel radiator. Ceiling halogen downlights and extractor fan. Obscure opening double glazed outer window gives natural light and has a fitted roller blind.

BEDROOM TWO

2.82m x 2.67m (9'3 x 8'9)

Second double bedroom with double glazed window with two opening lights overlooks the rear garden. Panel radiator.



DOUBLE GLAZING

Where previously described the windows have uPVC DOUBLE GLAZED Units.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a wall mounted Worcester gas boiler serving panel radiators and domestic hot water.

OUTSIDE

To the front of the property there is a double block paved driveway bordered by maturing shrubs and plants and established tree set in a stone chipped area.

To the rear there is a delightful maturing garden laid for ease of maintenance with paving stones and centre stone chipped area with water feature. Outside lighting and tap. The borders are well stocked with shrubs and climbing plants. Timber garden store. The garden continues down the side of the property with security gate leading to the front.

BEDROOM THREE

2.84m x 1.75m plus wardrobes (9'4 x 5'9 plus wardrobes)

This room was originally intended as a third bedroom but is presently used as a dressing room/study but could easily be returned to a working bedroom if required. Opening double glazed window overlooks the rear elevation. Panel radiator. Full length range of fitted wardrobes with sliding doors.

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LOCATION

This delightful three bedroom semi detached family house was constructed in 2017 by Story Homes and is situated on the popular Brookwood Park development. Brookwood Park is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance.

An internal and external viewing is recommended to appreciate the well planned accommodation and open views to the front.

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of £185.00 per year is currently levied.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Consumer Protection from Unfair Trading Regulation

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared August 2024

5, Stable Wood Close, Kirkham, PR4 2UG



Total Area: 87.4 m² ... 941 ft²

All measurements are approximate and for display purposes only



6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
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