



ESTATE AGENTS • VALUER • AUCTIONEERS



16 Kirkham Road, Freckleton

- Deceptively Spacious Extended Semi Detached House
- In the Heart of Freckleton Village
- Two Reception Rooms & Sun Lounge
- Breakfast Kitchen & Utility Room
- Ground Floor 5th Bedroom & Adjoining WC
- Four 1st Floor Bedrms
- En Suite Shower Room/WC & Large Bathroom/WC
- Superb Enclosed Gardens to the Rear
- Integral Garage & Off Road Parking for a Number of Cars
- Freehold, Council Tax Band D & EPC Rating TBC

£375,000

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



www.johnardern.com



16 Kirkham Road, Freckleton

GROUND FLOOR

HALLWAY

6'4 x 6'3

Approached through a UPVC outer door with an inset obscure double glazed leaded oval panel. Obscure double glazed panels to either side provide good natural light. White panelled doors leading off to the Breakfast Kitchen & Utility Room. Internal door to the integral garage.

BREAKFAST KITCHEN

16'11 x 13'4 max



(max L shaped measurements) Good sized family Kitchen with two UPVC double glazed windows overlooking the front of the property. Both with side opening lights and fitted roller blinds. Range of eye and low level cupboards and drawers. Incorporating a corner shelving unit and glazed display unit. One and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in roll edged laminate working surfaces with splash back tiling. Matching peninsular breakfast bar. Double doors reveal a large corner pantry cupboard with shelving. Built in appliances comprise: Diplomat four ring electric ceramic hob. Illuminated stainless steel extractor canopy above. Whirlpool electric double oven and grill. Space for a fridge/freezer. Concealed Ideal Logic gas central heating boiler. Wall mounted central heating programmer control. Kickspace electric heater. Two overhead lights. Door leads to the adjoining Lounge.

LOUNGE

19'1 x 16'1 max



(max L shaped measurements) Very well proportioned principal reception room. Sliding double glazed patio doors lead to the Sun Lounge with garden views beyond. Polished wood flooring. Corniced ceiling with inset spot lights. Two wall lights. Two double panel radiators. Television aerial point. Arched recess display shelf. Staircase leads to the first floor with a spindled balustrade. Useful open understair study area. Archway to the Snug.



SUN LOUNGE

12'8 x 7'5



UPVC double glazed picture window enjoys a lovely outlook over the rear garden. Top opening light. Additional high level double glazed window to the side. Double opening double glazed French doors give direct garden access. All with fitted vertical window blinds. Ceramic tiled floor. Single panel radiator. Four wall lights.

DINING ROOM

16' x 11'8



Spacious family Dining Room approached through double opening bevel edged glazed doors from the Lounge. UPVC double glazed double opening French doors overlook and give rear garden access. UPVC double glazed window enjoys an outlook over the rear garden with a top opening light. Additional high level double glazed window to the side elevation. Two single panel radiators. Wood effect laminate flooring. Corniced ceiling and centre decorative rose. Three wall lights.

UTILITY ROOM

10' x 6'3



Useful separate Utility. With doors to both the Hallway and Dining Room. Eye and low level cupboards. Stainless steel single drainer sink unit set in a laminate working surface with splash back tiling. Plumbing and space for a washing. Plumbing and space for a dishwasher or tumble dryer. Space for a fridge/freezer. Overhead light.

SNUG

7'6 x 7'1 average

UPVC double glazed window to the rear elevation with a top opening light. Single panel radiator. Wall light. Door to the Inner Hall.

INNER HALL

5'6 x 3'4

Overhead light. White panelled doors leading to both the Bedroom and WC

BEDROOM FIVE/RECEPTION ROOM

18'2 x 7'9



Converted from the original Garage this room has been used for different uses over the years including a Dining Room with serving hatch to the Kitchen still remaining. This room lends itself to a variety of uses to suit a new purchaser. UPVC double glazed window overlooks the front aspect with a side opening light. Single panel radiator below. Two picture wall lights. Two overhead lights. Internet point. Telephone point. Display cupboard contains the electric meter. Glazed display cupboard above.

GROUND FLOOR WC

4'11 x 4'9

Two piece white suite comprises: Low level WC. Pedestal wash hand basin with splash back tiling and a mirror above. Wall mounted extractor fan and overhead light. Corner display shelving.

FIRST FLOOR LANDING

13'2 x 5'5

Central landing approached from the previously described staircase with a spindled balustrade. Double glazed window to the front elevation with a lower opening light, overlooking the grounds of the Croft House Rest Home. Single panel radiator. Access to the boarded loft space via a pull down metal ladder with a light. White panelled doors lead off to Bedrooms Two and Four and the Bathroom/WC.

INNER LANDING

11'2 x 2'7



Bedroom One and Bedroom Three leading off.

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BEDROOM SUITE ONE

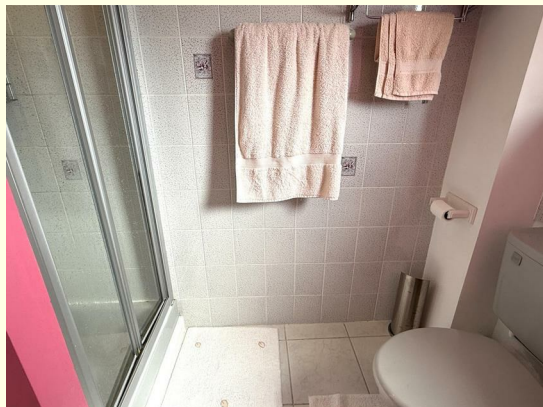
20'2 x 16' max



(max L shaped measurements) Large principal bedroom with UPVC double glazed windows to both the front and rear elevations. Both with side opening lights. Two single panel radiators. Two wall lights. Extensive range of freestanding bedroom furniture comprises: A single and two double wardrobes with an inset mirrored panel. Overbed storage, fitted headboard and bedside cabinets with display shelving. Additional freestanding double wardrobe with adjoining drawers. Knee-hole dressing table with drawers to either side and a matching mirror. Further mirrored and illuminated display unit. Door to the En Suite.

EN SUITE SHOWER ROOM/WC

7'4 x 5'7



UPVC obscure double glazed window to the rear elevation with a top opening light. Display sill and fitted window blind. Three piece grey suite comprises: Shower cubicle with a folding glazed door and a Mira Decor electric shower. Low level WC. Pedestal wash hand basin. Single panel radiator. Part tiled walls and floor. Wall mounted mirror fronted bathroom cabinet.

BEDROOM TWO

11' x 10'3



Second double bedroom with a double glazed window to the rear elevation with interesting Village views. Side opening light. Single panel radiator.

BEDROOM THREE

17' x 7'2



Good sized third bedroom with an arch to a separate Dressing Area. UPVC double glazed window to the front elevation with two side opening lights. Additional double glazed window with one side opening light. Two single panel radiators. Two overhead lights.

BEDROOM FOUR

8' x 5'5



The original small bathroom which has since been changed to a fourth single bedroom. UPVC double glazed window enjoying the views to the rear with a top opening light.

BATHROOM/WC

16'6 x 7'6



Originally a Bedroom, since changed to provide a large family Bathroom. UPVC obscure double glazed windows to both the front and rear elevations, both with side opening lights. Four piece modern white suite comprises: Panelled bath with a centre mixer tap and splash back tiling. Wide shower cubicle with curved glazed fixed screens and a Bristan electric shower. Pedestal wash hand basin incorporating a towel rail, with a centre mixer tap and splash back tiling. Mirror above. Glazed display shelf. Low level WC completes the suite. White heated ladder towel rail. Double doors reveal a built in airing cupboard with a hot water cylinder and pine display shelving for linen storage. Three overhead lights.

OUTSIDE



To the front of the property is a wide printed concrete driveway providing off road parking for a number of cars. Note: The adjoining property also has vehicular access across the driveway to their Garage. External gas meter and wall light. To the side of the integral Garage is a stone chipped and stone flagged area providing further private off road parking. Timber gate leads to the rear garden.

To the immediate rear is a superb walled garden enjoying a sunny south facing aspect. With a large raised timber decked patio area with a feature ornamental pond. Central decked pathway with side stone chipped areas leads to the feature Garden Store. Raised lawned areas to either side with mature conifer hedging and further inset trees and shrubs. Side crazy paved patio area and garden tap.

The Garden Store 11'3 x 5'8 has a front covered porch area with a step down to the central hardwood door with inset obscure glazed panels. Two UPVC double glazed windows to either side.



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INTEGRAL GARAGE

17' x 9'4

Approached through an electric up and over door. Internal personal door to the Hallway and main house. High level double glazed window provides some natural borrowed light. Power and light connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from an Ideal Logic boiler in the Kitchen serving panel radiators and domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

LOCATION

This deceptively spacious four/five bedroomed semi detached property constructed in the early 1970s has been extended and re configured over the years and offers very flexible accommodation together with a delightful enclosed garden to the rear. Situated just off Preston New Road right the heart of Freckleton Village within yards from Freckleton Methodist Church, shopping facilities, amenities, local pubs and restaurant. An internal viewing is recommended to appreciate the potential this property has to offer. Freckleton Village is situated within close driving distance to Lytham St Annes and being close to Preston and Kirkham with direct transport services from the Village. BAE Systems at Warton is also within a couple of minutes drive away. No onward chain.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

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

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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 September 2025



Total Area: 181.0 m² ... 1948 ft² (excluding garage)

All measurements are approximate and for display purposes only



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	75

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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