



Parkinson Lane, Kirkham, Preston, PR4 2EW

Asking Price £239,800

- Double Fronted Three Bedroom Detached Family Home
- Within Close Proximity to Local Amenities
- Driveway and Detached Garage
- EPC = B
- Set Within the Newly Built Spinnings Estate
- Located on Corner Plot
- uPVC Double Glazing and Gas Central Heating
- Viewing Highly Recommended

Parkinson Lane, Preston PR4 2EW

Tempo are pleased to bring to market this double fronted 3 bedroom detached family home set within the newly built Spinnings Estate located just outside Wrea Green. Within close proximity to schools and amenities with excellent transport links. The property briefly comprises: Hallway, Lounge, Kitchen/Diner and WC. The first floor has a Master Bedroom with En-Suite, Family Bathroom, further Double Bedroom and Single Bedroom. Situated on corner plot with gardens to the front, sides and rear. Driveway and detached garage providing ample off road parking. uPVC double glazing and gas central heating throughout. EPC = B
****Viewing Essential to Appreciate This Beautiful Home****



Council Tax Band: D

Tenure: Freehold



Entrance Hall

Double fronted property approached through a composite door. Wood effect Amtico flooring, panel radiator and ceiling light. Cloakroom cupboard and under stair storage providing ample storage space. Door leading to downstairs WC and stairs lead to first floor.

Lounge

16'4" x 10'2"

Modern and tasteful lounge with uPVC double glazed windows to the front and side allowing natural light to flow through. Two panel radiators, corner inset spotlights and ceiling light.

Kitchen Diner

16'2" x 11'7" to max

Modern fitted kitchen housing range of white high gloss eye and base level units with under counter lighting, contrasting worktops, splash back and chrome handles. Amtico flooring, built in eye level Zanussi oven, four ring ceramic hob with cooker hood and splash back above. Cupboard housing combi boiler, integrated fridge freezer, dishwasher and washing machine. Stainless steel 1.5 bowl sink and drainer with mixer tap. Ample space for dining table and chairs, inset spotlights, panel radiator, uPVC windows to front and side elevation and French Doors lead onto flagged patio area of the rear garden.

Downstairs WC

6'3" x 3'2"

Two piece suite in white comprising low flush WC and corner hand wash basin with mixer tap, pedestal and tiled splash back. Amtico flooring, panel radiator, inset spotlights and extractor fan.

Landing

Spacious landing with ceiling light, panel radiator and access to fully insulated loft. uPVC window overlooking rear garden.

Bedroom One

12'9" x 10'4"

Light and airy master bedroom with uPVC double glazed windows to the front and side elevation, built in wardrobes, panel radiator, ceiling light and ample space for additional furniture.

En-Suite

7'3" x 4'6"

En-suite shower room comprising: low flush WC, hand wash basin with mixer tap, pedestal and tiled splash back. Large step in shower with glass screen and tiled surround. Tile effect flooring, chrome heated towel ladder, inset spotlights and extractor fan. Frosted uPVC window to front aspect.

Bedroom Two

10'4" x 9'6"

Double bedroom with uPVC double glazed windows to the front and side elevation. Fitted wardrobes and storage cupboard, panel radiator and ceiling light.

Bedroom Three

7'4" x 6'10"

Currently set up as a home office/study. uPVC double glazed window to the side elevation. Panel radiator and ceiling light.

Bathroom

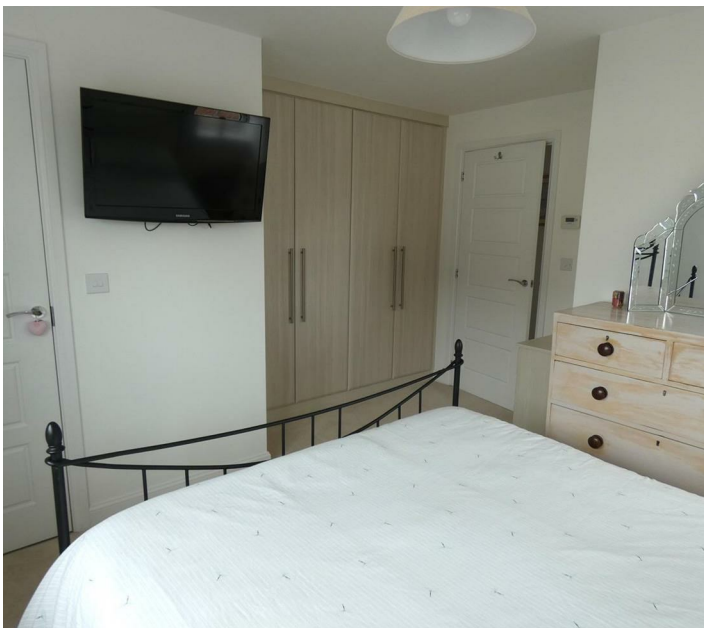
7'7" x 6'1"

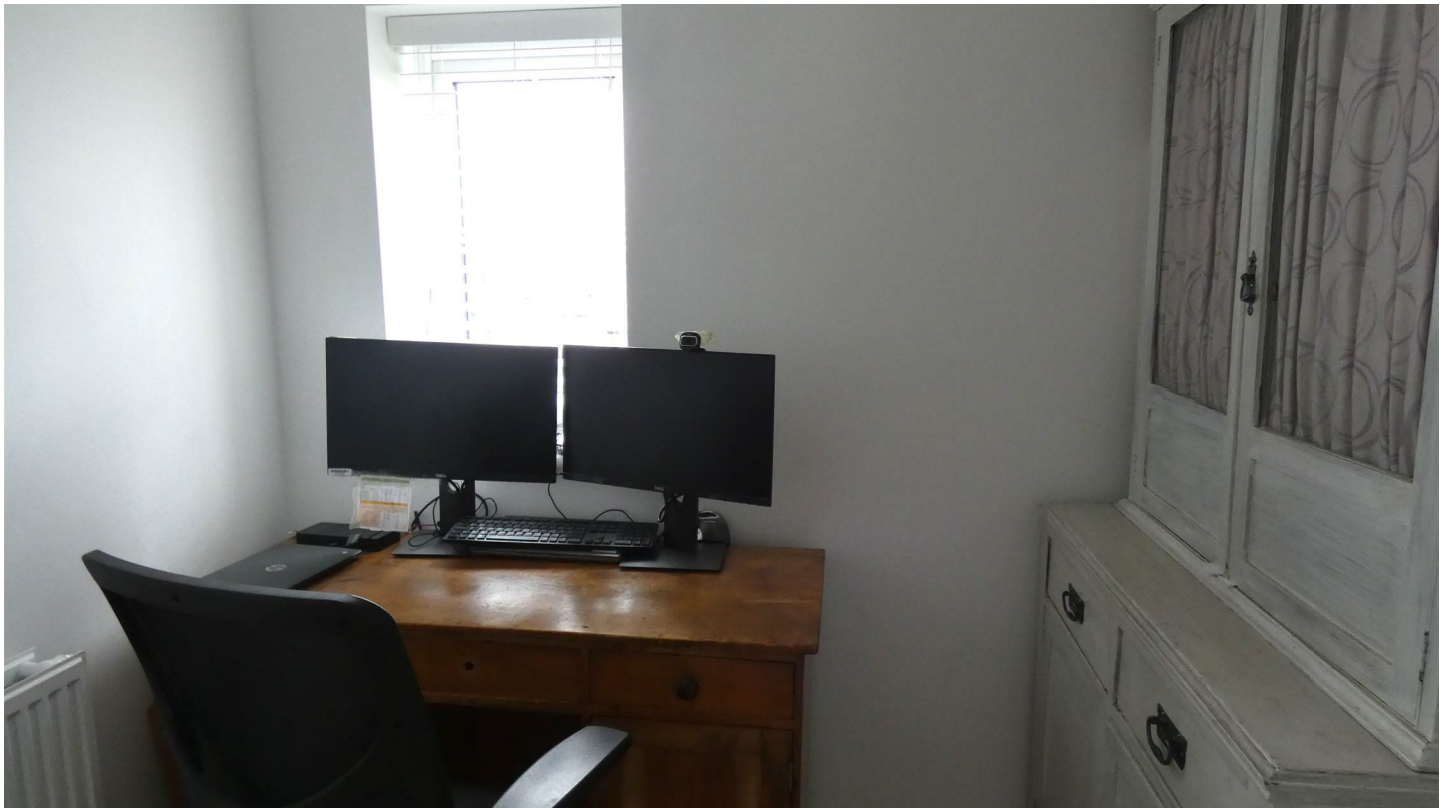
Three piece suite in white comprising: hand wash basin with pedestal, mixer tap and splash back, low flush WC and panel bath with mixer tap and overhead shower. Part tiled walls, panel radiator inset spotlights, extractor fan and frosted window to side elevation..

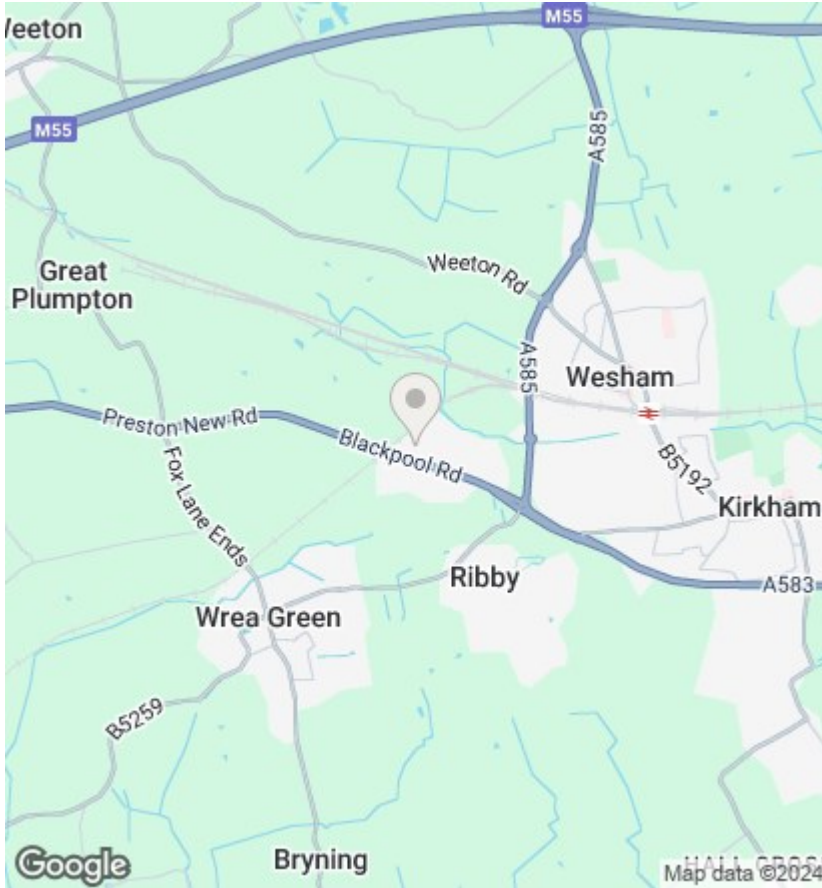
Exterior

Situated on corner plot! Tarmac driveway leads to detached garage with up and over door providing ample off road parking.

Timber gate leads to rear garden, mainly laid to lawn and surrounded with brick wall and timber fencing for privacy. Flagged patio area ideal for outside dining and entertaining and path leading to patio doors from Kitchen.







Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	

LOOR



FIRST FLO



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement 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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