



Southlands, Kirkham, Preston, PR4 2TR

Asking Price £294,995

- **** EXCEPTIONAL 2 BEDROOM EXTENDED DETACHED BUNGALOW
- STUNNING MODERN KITCHEN / DINER WITH CEILING LANTERN & BI FOLDING DOORS
- MODERN 4 PIECE BATHROOM
- BEAUTIFUL MANICURED REAR GARDEN NOT OVERLOOKED
- ***** MUST BE VIEWED TO FULLY APPRECIATE THE STANDARD ON OFFER
- POPULAR DEVELOPMENT CLOSE TO KIRKHAM CENTRE & AMENITIES
- 2 DOUBLE BEDROOMS WITH NEW FITTED WARDROBES
- USEFUL LOFT ROOM WITH EXCELLENT POTENTIAL
- RESIN DRIVEWAY LEADING TO BRICK BUILT GARAGE
- EPC = C

Southlands, Preston PR4 2TR

Immaculately Presented, Extended 2 Bedroom Detached Bungalow. The Property is Situated within a sought after development within walking distance to Kirkham Centre and its amenities. In brief, the property comprises: Entrance Hall, open plan to the Lounge, Two Ground Floor Double Bedrooms both fitted and four piece Bathroom. Superb recently Installed Fitted Kitchen with Bi folding doors and ceiling lantern complete the living accommodation, all to the ground floor. Manicured landscaped gardens to front and rear, resin Driveway and detached Garage provide ample off road parking. UPVC double glazing and central heating throughout. Additional Loft Room with excellent potential. EPC = C *****VIEWING HIGHLY RECOMMENDED!!!



Council Tax Band: E

Tenure: Freehold



Entrance

Composite front door opens into the entrance hall with laminate wood effect flooring, open plan to the lounge. Door opens to the staircase leading to the loft room to the first floor.

Lounge

17'5" x 11'8"

Spacious carpeted main reception room with UPVC double glazed window to the front and frosted window to the side. Inset LED ceiling downlighters and contemporary vertical radiator.

Dining Kitchen

27'5" x 14'9" widest

Spacious Dining Kitchen with Bi-folding doors to the rear, frosted window to the side and ceiling lantern allowing plenty of natural light. Superb recently installed fitted Kitchen with a good range of fitted wall and base units in U shaped design with peninsula with LED strip downlighting under wall cupboards and to plinths. Complimentary laminate worksurfaces with matching upturn splashbacks incorporating stainless steel sink and drainer with mixer tap. Integrated appliances include : halogen electric hob with cooker hood and smoked glass splashback plate, eye level electric double oven / grill and automatic dishwasher. Inset ceiling downlighters, laminate flooring, plumbed in for automatic washing machine and 2 x contemporary vertical radiators.

Bedroom One

21'11" longest x 11'11"

Large extended master bedroom with a good range of new floor to ceiling, built in wardrobes and matching bedside units. UPVC window to rear elevation, ceiling light and inset LED ceiling downlighters. Contemporary vertical radiator plus additional electric radiator.

Bedroom Two

14'1" x 8'0"

Second Double bedroom with a range of new floor to ceiling, built in wardrobes and matching bedside units. UPVC window to front elevation, ceiling light and radiator.

Bathroom

10'5" x 8'0"

Two UPVC double glazed frosted windows to the

side. Four-piece white suite, comprising: panelled bath with mixer tap; step-in shower enclosure with electric wall mounted controls and handheld shower attachment on riser rail; hand wash hand basin with chrome mixer tap mounted onto vanity unit with additional storage and integral low level WC with concealed push button flush. Tiled walls and acrylic panel shower splashback, tile effect vinyl floor, inset LED ceiling downlighters, and wall mounted mirror with touch light.

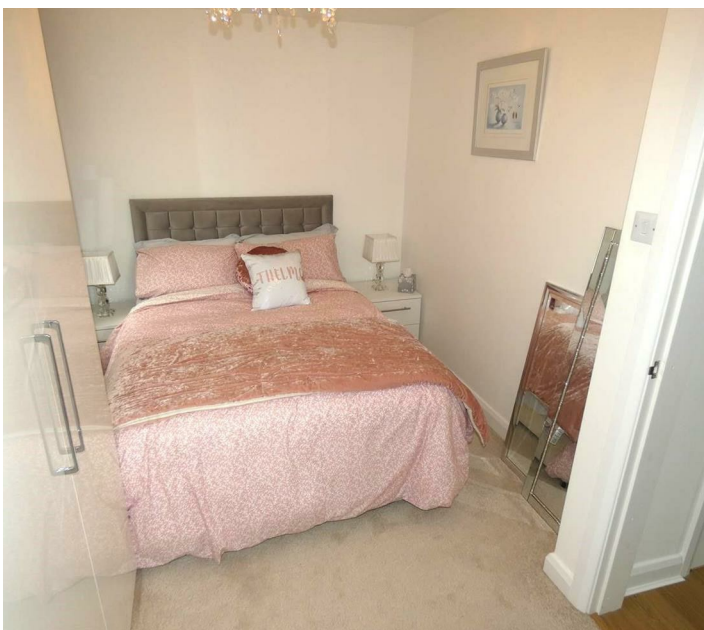
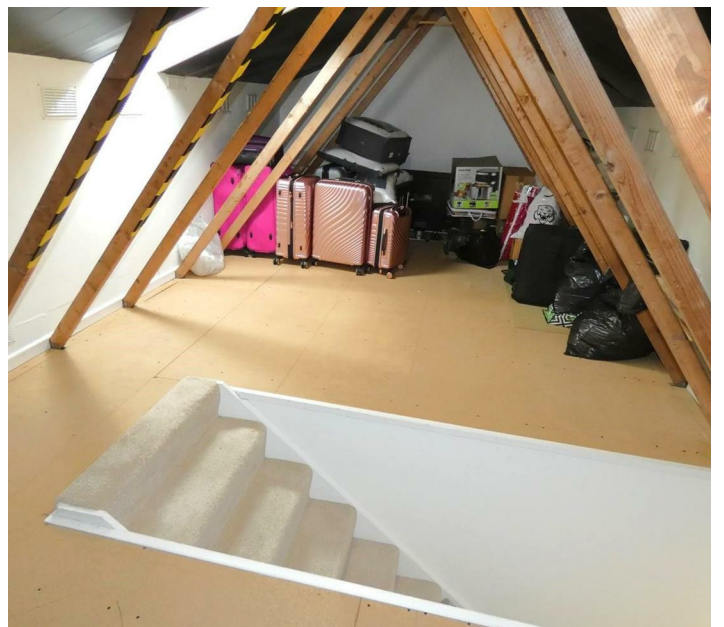
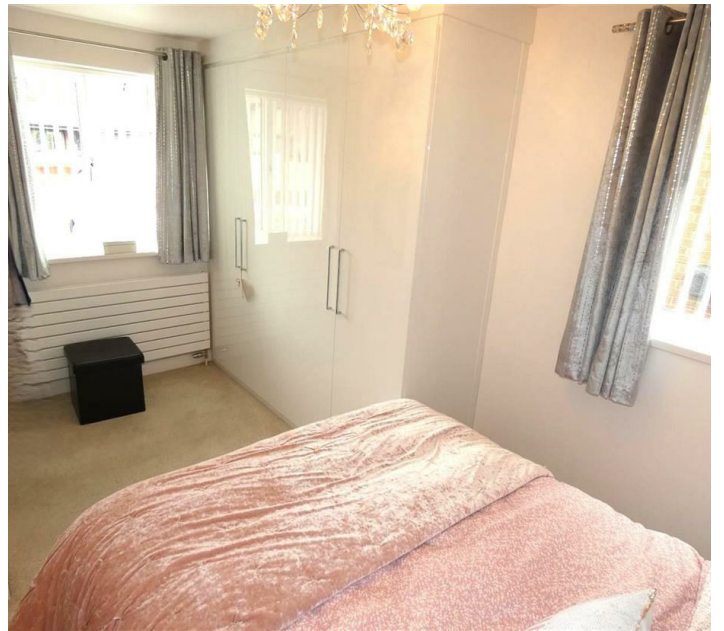
Loft Room

11'8" x 23'3"

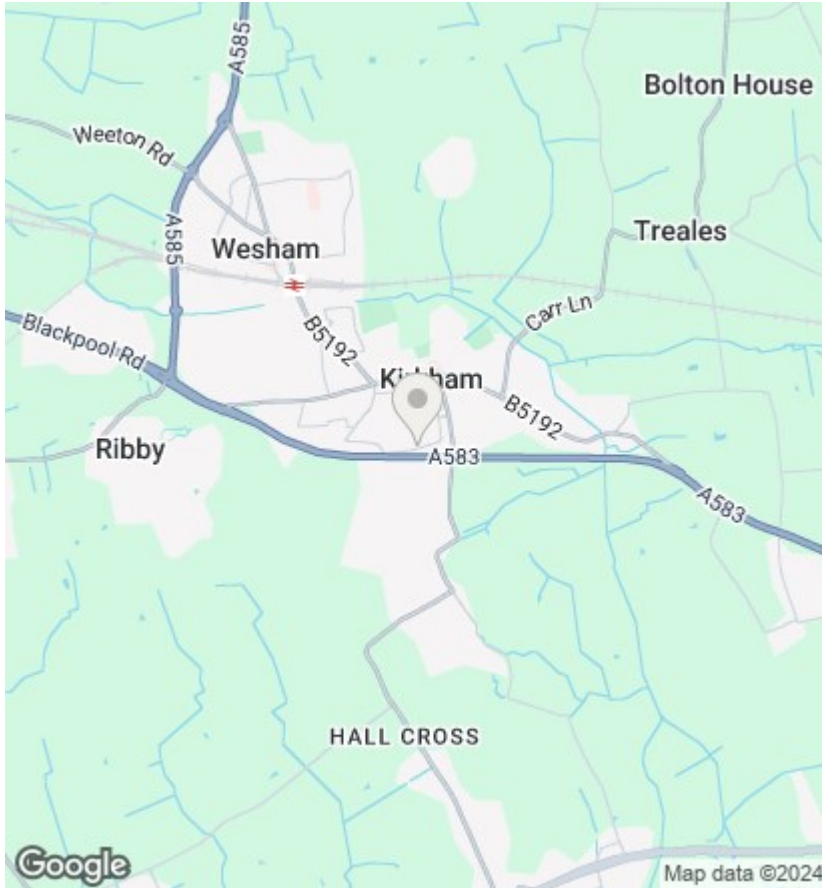
Large Loft Room with excellent scope and potential and boarded out with Velux window and stairs down to the ground floor.

Exterior

Resin driveway to the side, providing ample off road parking, leading to a detached brick built garage, with electric door and personal access door to the side with power and lighting. Beautiful manicured rear garden, not overlooked, with laid to lawn, paved patio, raised flower borders, exterior lighting and paved patio area, ideal for outside dining and entertaining. Large Tiber garden shed with power and lighting also included.







Google

Map data ©2024

GROUND FLOOR
98.5 sq.m. (1060 sq.ft.) approx.



FIRST FLOOR - LOFT
25.8 sq.m. (270 sq.ft.) approx.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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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:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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	

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