



Southlands, Kirkham, PR4 2TR

Asking Price £282,500

- **** IMPRESSIVE 2 BEDROOM DETACHED TRUE BUNGALOW OCCUPYING A LARGE PLOT
- THROUGH LOUNGE WITH CONSERVATORY
- LARGE REAR GARDEN NOT OVERLOOKED
- EPC = C
- POPULAR DEVELOPMENT CLOSE TO KIRKHAM CENTRE AND TRANSPORT LINKS
- 2 DOUBLE BEDROOMS WITH FITTED WARDROBES
- DETACHED DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- ***** NO CHAIN DELAY

Southlands, Kirkham PR4 2TR

Offered with no Chain Delay!!! This Impressive Two Bedroom Detached True Bungalow, occupying a large plot. The Property is situated within a sought after development within walking distance to Kirkham Centre and well placed to all transport links. In brief, comprising: Entrance Hall, Through Lounge , Conservatory, Fitted Kitchen, Two Double Bedrooms - the Master being fitted and four piece Bathroom complete the ground floor living accommodation. Landscaped gardens to front and rear. Superb Detached Double Garage and Driveway provide ample off road parking. UPVC double glazing and central heating throughout. EPC = C.



2



1



1



C

Council Tax Band: D

Tenure: Freehold



Entrance Hall

UPVC glazed front door opens into a T shaped entrance hall with coved ceiling, wall lights and radiator. Built in storage cupboard housing condensing combi boiler. Loft access hatch with folding pull down ladder. Doors to -

Through Lounge

24'7" x 14'1" widest point

UPVC double glazed window to the front, feature port hole window to the side, coving ceiling and wall lights, radiators x 2 and TV aerial point. French doors to the rear open to the conservatory.

Conservatory

11'5" x 8'10"

Brick built base with wrap around UPVC double glazed windows including single French door to the rear garden, Fitted blinds, ceiling light, tiled floor, power points and radiator.

Kitchen

9'10" x 8'2"

UPVC double glazed window and stable type exterior door to the rear. A range of fitted wall and base units including contrasting maple laminate work surfaces with tiled splashbacks. 1.5 bowl steel sink, drainer and mixer tap, inset steel electric hob, illuminated chimney cooker hood and under counter electric oven. Inset ceiling downlighters, coving, plumbing for auto washing machine, tiled floor and radiator.

Bedroom 1

8'2" x 15'7"

2 x UPVC double glazed windows to the front. Fitted wardrobes and overbed storage units, coving, ceiling and wall lights and radiator.

Bedroom 2

12'11" x 8'8"

UPVC double glazed window to the rear. Coving, ceiling light and radiator.

Bathroom

9'10" x 5'8"

UPVC double glazed frosted window to the rear. Four piece suite in white comprising: Panelled bath with mixer taps, separate step in shower enclosure with acrylic splash back panels, mixer controls, shower attachment on riser rail and overhead rain shower. Pedestal wash basin with taps and low level WC with

push button flush. Fully tiled walls and floor, fitted storage cupboards, panelled ceiling with inset downlighters and mirror wall light.

Detached Double Garage

15'11" x 17'4"

Fantastic brick built detached double garage with electric up and over door, UPVC personal access door and window to the side and including power points and lighting.

Exterior

Impressive large plot with landscaped garden to the front, side access with timber security gate, Brick built detached double garage to the side with driveway providing ample off road parking. A large garden to the rear, not overlooked, with laid to lawn, Indian stone paved patio and paths, raised brick feature flower bed, railway sleeper flower borders, garden tap and exterior light.







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

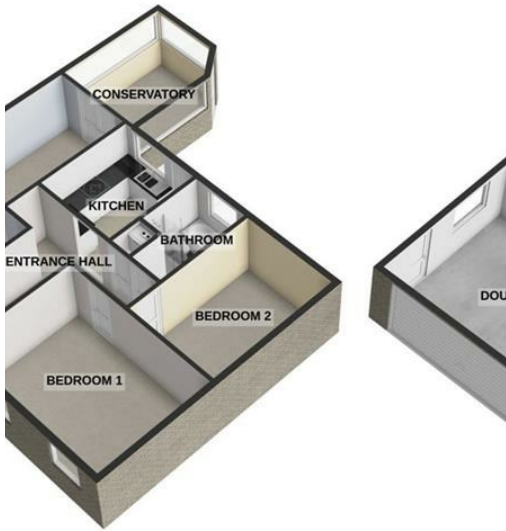
Viewings by arrangement only. Call 01772 633399 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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

GROUND FLOOR
110.6 sq.m. (1190 sq.ft.) approx.



for purposes only. Decorative finishes, fixtures, fittings and furniture shown are for illustrative purposes only. Measurements are approximate
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