



Stile Close, Kirkham, PR4 2SF

Asking Price £380,000

- Detached Five Bedroom Family Home
- Located Just Outside Wrea Green Within Close Proximity to Schools, Amenities and Excellent Transport Links
- Boarded Loft with Ladder
- Block Paved Driveway Providing Ample Off Road Parking
- EPC = B
- Situated on the Much Sought After Brookward Park Development
- Property Benefits from Four Double Sized Bedrooms and Three WC's
- Laid to Lawn Gardens to the Front and Rear
- uPVC Double Glazing and Gas Central Heating Throughout
- Chain Free

Stile Close, Kirkham, Preston PR4 2SF

Tempo are delighted to bring to the market this detached five bedroom family home. Situated on the much sought after Brookward Park development located just outside Wrea Green. Within close proximity to schools and amenities with excellent transport links. Property benefits from four double sized bedrooms and three WC's. The property briefly comprises of Hallway, Lounge, Kitchen, Further Reception Room, Bedroom/Reception Room and WC. The first floor has a Master Bedroom with En-Suite, three Further Double Bedrooms and Bathroom. Laid to lawn gardens to the front and rear and block paved driveway providing ample off road parking. uPVC double glazing and gas central heating throughout. EPC = B. Chain Free.



5



3



2



B

Council Tax Band: F

Tenure: Freehold



Hallway

Large hallway with tiled flooring, access to under stair storage, panel radiator, ceiling light and alarm. Doors lead to further accommodation and stairs lead to first floor.

Lounge

16'3" x 13'6"

Main reception room housing feature coal effect fire place with marble hearth and surround. Bay window to front elevation, ceiling light, coved ceiling and panel radiator. Open plan into second reception room.

Reception Room

12'2" x 10'10"

Second reception room with patio doors leading to rear garden. Panel radiator, ceiling light and coved ceiling.

Kitchen

21'11" x 11'10"

Modern fitted kitchen housing range of eye and base level units in white gloss with contrasting worktops, breakfast bar and splashback. Built in double oven and eye level microwave, five ring gas hob with cooker hood and splashback above. Under counter washing machine, integrated dishwasher and 1.5 bowl sink with drainer and mixer tap. Space for dining table, panel radiator, inset spotlights, window to rear elevation and patio doors leading to garden.

Bedroom 5/ Reception Room 3

17'10" x 10'4"

Spacious third reception room could be used as a bedroom, with inset spotlights, panel radiator and window to front elevation.

Downstairs WC

Two piece suite comprising: low flush WC and hand wash basin.

Landing

Good sized landing with velux window and ample storage.

Bedroom 1

20'1" x 10'6"

Spacious double bedroom with dressing area housing built in wardrobes and drawers. Ceiling light, panel radiator and window to front elevation. Door leads to en-suite.

En Suite

10'5" x 4'9"

Three piece suite comprising: low flush WC, hand wash basin and glass shower cubicle with tiled surround. Part tiled walls, window to rear elevation, inset spotlights, extractor fan and towel rail.

Bedroom 2

13'0" x 12'2"

Second double bedroom with built in wardrobes, panel radiator, ceiling light and window to rear aspect.

Bedroom 3

13'3" x 11'3"

Additional double bedroom with built in wardrobes, panel radiator, ceiling light and window to front aspect.

Bedroom 4

12'7" x 8'11"

Good sized fourth double bedroom with panel radiator, ceiling light and window to rear.

Bathroom

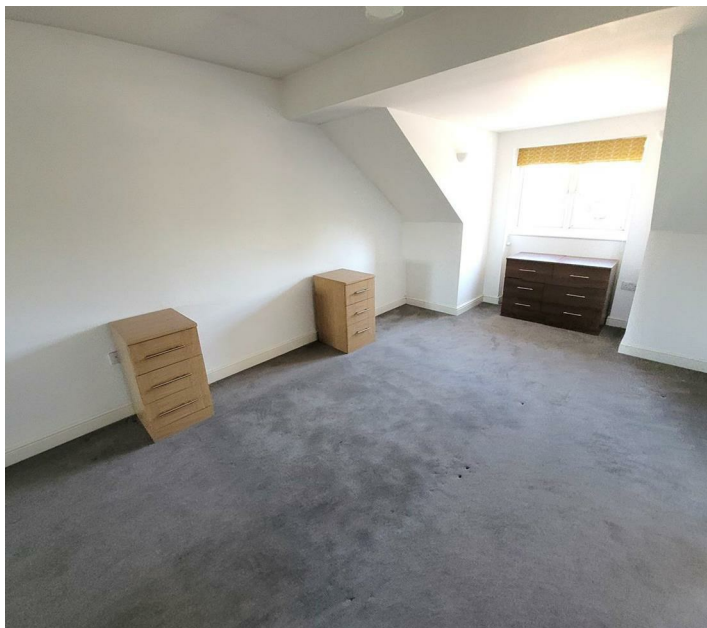
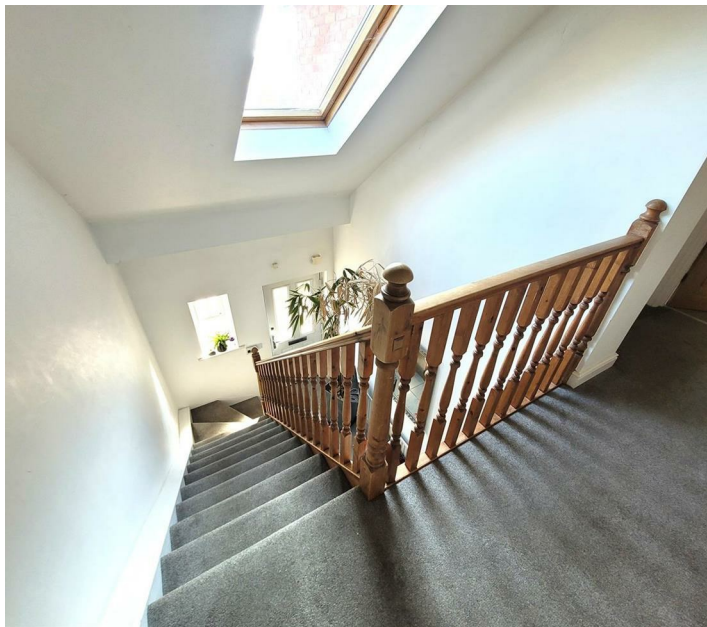
9'5" x 7'2"

Four piece suite comprising: low flush WC, hand wash basin with pedestal, panel bath and step in shower cubicle. Part tiled walls, tiled floors, extractor fan, towel rail, ceiling light and uPVC window.

Exterior

Large block paved driveway to the front providing ample off road parking. with laid to lawn area to the side.

Private and enclosed garden to the rear with timber fence surround, mainly laid to lawn with paved pathway and timber shed.







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.

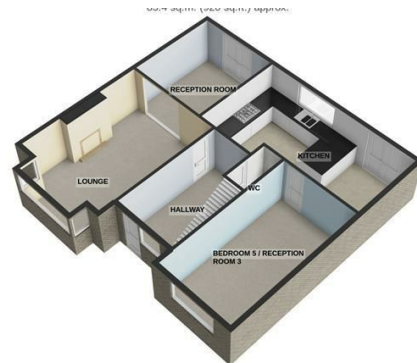
Viewings

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		93
(81-91) B	85	
(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	



FIRST FLOOR
80.4 sq.m. (866 sq.ft.) approx.



TOTAL FLOOR AREA : 165.9 sq.m. (1786 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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