



Parkinson Lane, Kirkham, Preston, PR4 2EW

Asking Price £269,950

- Lovely detached house on popular modern development
- Spacious Fitted Dining Kitchen
- Approx 958 sq ft of space on corner plot
- Gardens and detached brick garage
- Built in 2018
- 3 good sized bedrooms - The Master with en-suite
- Great transport links
- ***** VIEWING HIGHLY RECOMMENDED !!!!

Parkinson Lane, Kirkham, Preston PR4 2EW

Occupying a corner plot, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2018, the property boasts a contemporary design and is well-suited for families or those seeking a peaceful retreat. Spanning an impressive 958 square feet, the home features a spacious reception room that serves as an inviting space for relaxation and entertaining guests. The Dining Kitchen and three well-proportioned bedrooms provide ample accommodation. The property is designed with practicality in mind, making it an ideal choice for those who appreciate a low-maintenance lifestyle. Its modern construction means that you can enjoy the benefits of energy efficiency and contemporary amenities, all while being situated in a friendly neighbourhood. Comprising- entrance hall, lounge, dining kitchen, ground floor WC, 3 good sized bedrooms - the master with ensuite shower room and a family bathroom complete the living accommodation. Easy manageable gardens and detached brick garage with driveway. Don't miss the chance to make this lovely property your own !!!!



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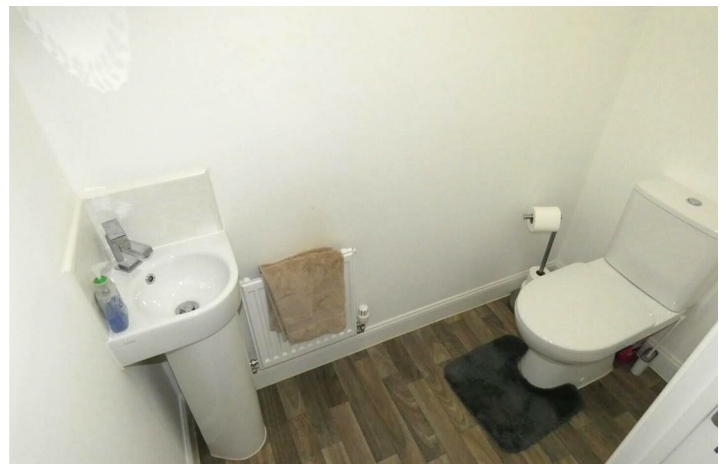
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Council Tax Band: D

Tenure: Freehold



Lounge

15'12" x 10'2"

The lounge presents a comfortable and inviting space filled with natural light from two windows. Carpeted floors and neutral walls create a relaxing atmosphere ideal for unwinding or socialising.

Dining Kitchen

15'12" x 8'5"

The dining kitchen area offers a modern space with sleek fitted cabinets and integrated appliances. A dining table sits comfortably within the room, bathed in light from double doors that open onto the rear garden, providing a pleasant flow between indoor and outdoor living. Integrated appliances include - gas hob, electric oven under counter, larder fridge freezer, auto dishwasher and washer dryer. Illuminated cooker hood and downlighters under wall units. Steel sink and drainer with mixer tap.

Entrance Hall

The entrance hall is welcoming with light walls and carpeted flooring. It provides access to the lounge, dining kitchen, WC, and stairs rising to the first floor, benefitting from useful under-stairs storage. Further built in storage cupboard housing consumer unit.

Ground Floor WC

The ground floor WC is well appointed with a modern white suite comprising a push button toilet and corner hand basin. The floor features a practical wood-effect finish, complementing the fresh and clean decor.

First Floor Landing

Window to the rear, aforementioned stairs down to ground floor, loft access hatch and doors to the following rooms-

Bedroom One

12'10" x 10'4"

Bedroom One is a spacious double room with neutral carpeting and walls. It benefits from two windows providing plenty of natural light. An ensuite shower room is adjacent, adding convenience and privacy.

Ensuite

7'3" x 4'3"

The ensuite shower room features a modern white suite with a step in shower enclosure, push button toilet, and pedestal basin. The décor is clean and

fresh with neutral flooring and tiling. Window to the front.

Bedroom Two

10'3" x 12'6"

Bedroom Two is a good-sized double room with a neutral carpet and light walls. It has a window that fills the room with natural light, making it a pleasant and adaptable space. Built in storage cupboard.

Bedroom Three

7'3" x 6'11"

Bedroom Three is a smaller room, suitable as a single bedroom or study. It includes a window to the side and neutral flooring, providing a flexible space for various uses.

Bathroom

7'7" x 6'1"

The family bathroom includes a white suite with a bath and overhead shower, push button toilet, and pedestal basin. The neutral tiling and flooring maintain a fresh, clean feel throughout. Window to the side.

Rear Garden

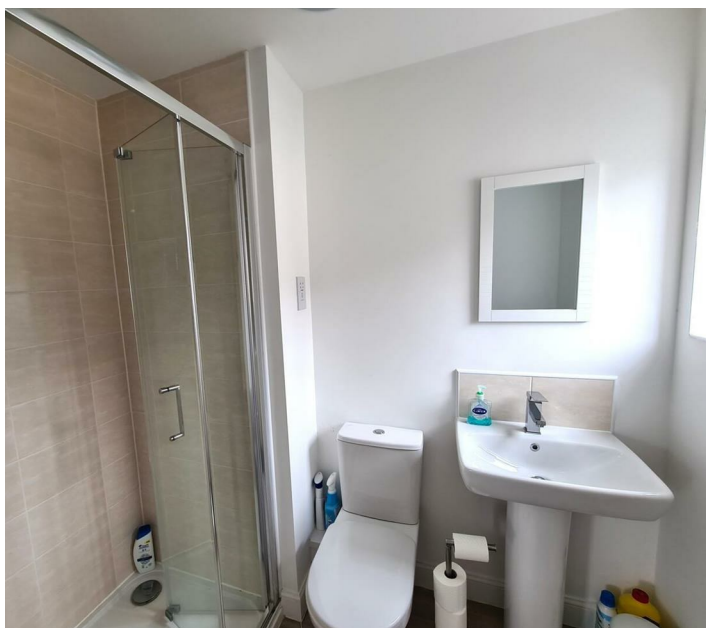
The rear garden features a paved patio area with outdoor seating, leading to a well-maintained lawn bordered by fencing and brick walls. The garden offers a private and pleasant outdoor space for relaxing or entertaining.

Front Exterior

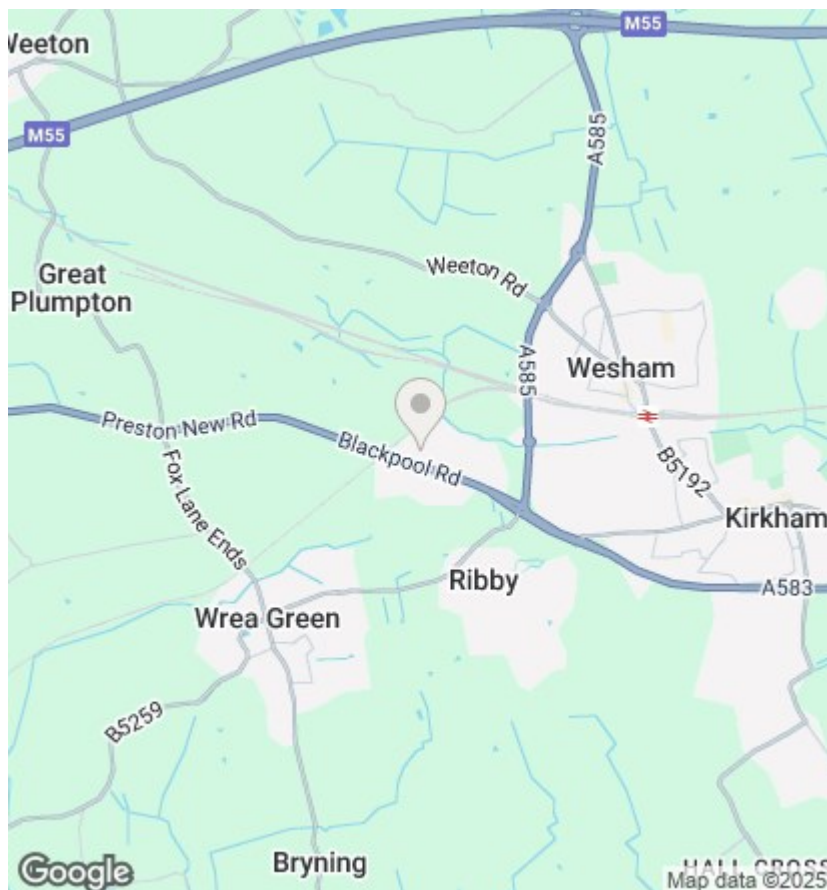
The property's front corner exterior is a well-maintained modern façade with cream render and brick detailing, featuring a pitched roof and windows with white frames. Hedges and a low gate enhance the welcoming entrance.

Garage

A detached single garage with brick construction and a pitched roof can be found to the side of the property, accompanied by a driveway providing parking space.







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.

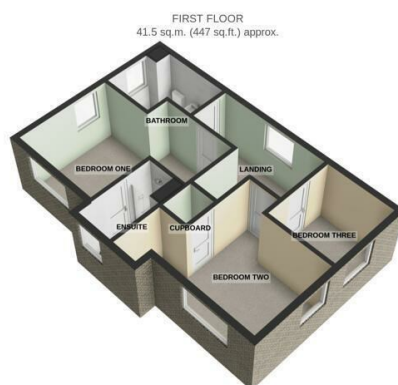
Viewings

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		
(81-91) B	84	
(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	



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