



## 11 PARK ROAD

KIRKHAM, PRESTON, PR4 2BJ

**£229,950**  
FREEHOLD

- Newly refurbished three-bedroom semi-detached family home
- Highly sought-after Park Road location in Kirkham
- Spacious lounge, modern fitted kitchen and separate dining room
- Convenient ground floor cloakroom/WC
- Three well-proportioned bedrooms and stylish shower room
- Potential for loft conversion, subject to relevant consents
- Driveway parking, garage and low-maintenance frontage
- Generous rear garden with lawn, patio and mature borders

**MARIE HOLMES**

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## Introducing 11 Park Road...

Marie Holmes Estate Agents are delighted to bring to the market this newly refurbished and spacious three-bedroom semi-detached family home, ideally situated on Park Road — a highly sought-after area of Kirkham where properties rarely become available. The property is conveniently positioned within walking distance of Kirkham town centre and its excellent range of amenities, a selection of highly regarded schools including Kirkham Grammar School, as well as superb transport links.

Tastefully modernised and beautifully maintained by the current owners, this superb turnkey home offers spacious and well-presented family living accommodation throughout. The ground floor briefly comprises an entrance vestibule, a generously sized lounge, a contemporary fitted kitchen, dining room and a convenient cloakroom/WC.

To the first floor are three well-proportioned bedrooms, including two doubles and a comfortable single bedroom, all served by a stylish modern shower room. The property also offers excellent potential for further development, with scope to convert the loft space, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from a neatly presented, low-maintenance frontage with a low-level boundary wall and a driveway providing off-road parking and access to the garage. To the rear is a generously sized enclosed garden, mainly laid to lawn, complemented by a paved patio seating area and mature planted borders, creating an ideal space for both relaxing and entertaining.

Early viewing is highly recommended to fully appreciate the standard, space and potential this fantastic family home has to offer.



### Ground Floor

#### Entrance Vestibule

4'1" x 5'5" (1.24m x 1.65m)

Entrance via a modern composite front door. Carpeted staircase leading to all first floor accommodation. Cupboard housing utility meters. Ceiling light fitting. Carpeted.

#### Lounge

12' x 15'11" (3.67m x 4.85m)

A spacious lounge with UPVC double glazed bay window to the front elevation. Wall mounted modern electric fire. TV aerial socket. Pendant light fitting with decorative ceiling rose. Carpeted. Radiator.

#### Dowstairs Cloaks W.C

4'6" x 2'12" (1.37m x 0.91m)

UPVC double glazed obscured window to the side elevation. Features a two piece suite in White, comprising of a low flush W.C, wash hand basin with chrome mixer tap and acrylic splashback. Electric heated chrome towel ladder. Ceiling light fitting. Vinyl flooring.

#### Kitchen

10'9" x 15'4" (3.28m x 4.67m)

UPVC double glazed window to the rear and side elevations. Features a range of modern newly fitted handleless eye and base level units with contrasting work surfaces over. Inset stainless steel one and a half bowl sink a drainer unit with mixer tap. Integrated electric oven and hob. Space for washing machine, dishwasher, dryer and tall fridge freezer. Breakfast bar. Radiator. Two ceiling spotlight tracks. Vinyl flooring.

Please note: The vendor has indicated that all white goods will be included with the sale of the property.

Leads through to:-

### Dining Room

8'11" x 7'10" (2.73m x 2.39m)

A superb extension to the property with UPVC door to the side elevation and UPVC french doors leading out onto the rear garden. Radiator. Vinyl flooring. Ceiling light fitting.

### First Floor

#### Landing

9'5" x 3'1" (2.88m x 0.93m)

UPVC double glazed obscured window to the side elevation. Spindle balustrade staircase. Access to loft which could be converted, subject to gaining the necessary consents. Carpeted. Ceiling light fitting. Doors leading off to all first floor accommodation.

#### Bedroom One

15'11" x 8'12" (4.86m x 2.74m)

UPVC double glazed bay window to the front elevation. Features fitted robe storage with top boxes and knee hole dressing table and drawer storage. Carpeted. Radiator. Ceiling light fitting.

#### Bedroom Two

10'9" x 9'1" (3.28m x 2.78m)

UPVC double glazed window to rear elevation. Features fitted robe storage. Carpeted. Radiator. Ceiling light fitting.

#### Bedroom Three

7'11" x 5'11" (2.41m x 1.81m)

UPVC double glazed window to the front elevation. Carpeted. Radiator. Ceiling light fitting.

#### Shower Room

7'7" x 5'10" (2.30m x 1.79m)

UPVC double glazed obscured window to the rear elevation. Features a newly installed three piece modern suite in White comprising of a low flush W.C, wash hand

basin set within a vanity unit with cupboard storage and step in shower cubicle with mains powered shower. Part Mermaid wall cladding to elevations. Chrome towel ladder radiator. Wall mounted bathroom cabinet. Linen cupboard ceiling. Ceiling light fitting. Vinyl floor covering.

#### External

Externally, the property enjoys a neatly presented, low-maintenance frontage with a low-level boundary wall and a driveway providing off-road parking and access to the garage. To the rear, there is a generously sized enclosed garden, mainly laid to lawn, featuring a paved patio area ideal for outdoor seating and entertaining, together with well-established planted borders adding colour and privacy.

#### Garage

21'4" x 9'5" (6.50m x 2.87m)

Extended garage with workshop at the rear. Power and lighting.

#### Agents Notes

##### VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

##### INFORMATION:

Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

##### PROPERTY MISDESCRIPTIONS ACT:

Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought

to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

##### MEASUREMENTS:

All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

##### WARRANTIES:

The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

##### GENERAL:

We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

##### NOTICE:

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

##### THINKING OF SELLING?

If you would like to obtain an independent and completely free market appraisal of your property, please contact our office on 01772 750777.

## 11 Park Road





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### ADDITIONAL INFORMATION

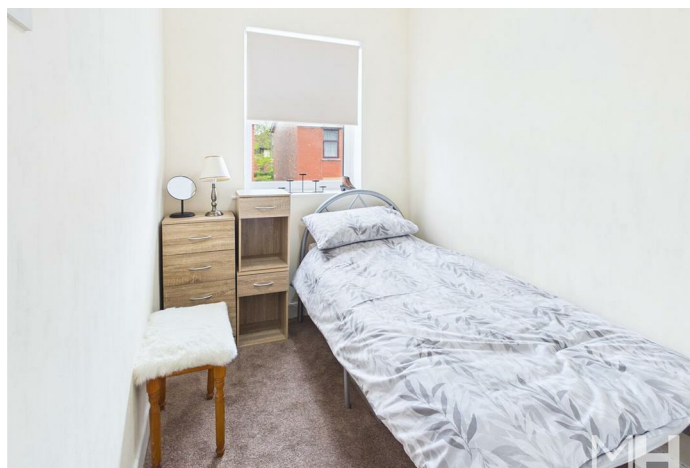
**Local Authority** – Fylde Council

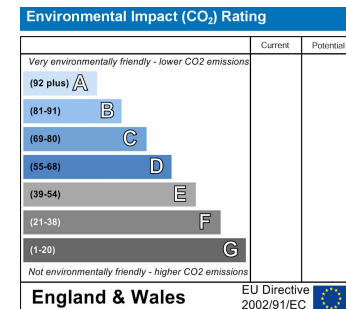
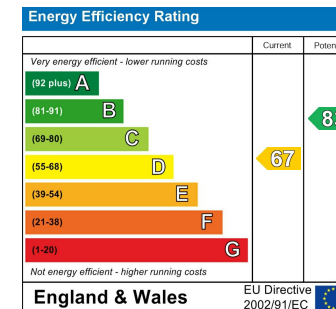
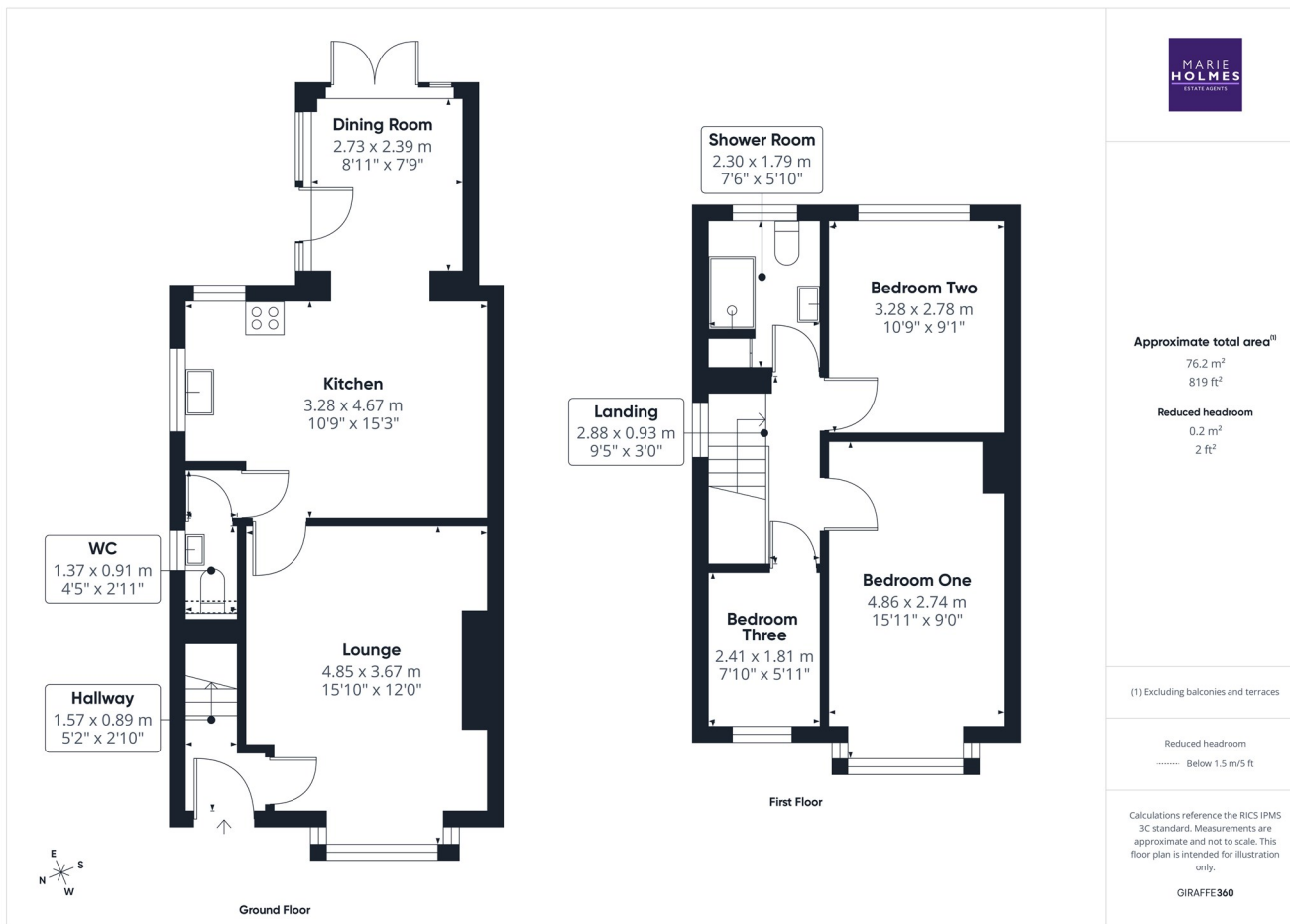
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold

**EPC Rating** – D





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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