



12 Barnfield, Kirkham, Preston, PR4 2AQ

Asking Price £156,000

- Two Bedroom
- Large Open Planned Living Area
- Private Yard
- Modern Terrace
- Modern Bathroom
- EPC Rating C

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Nestled in the charming area of Barnfield, Kirkham, this delightful end terrace house offers a perfect blend of character and modern living. Built in 1892, the property retains its historical charm while boasting contemporary updates that cater to today's lifestyle.

This home features two spacious reception rooms that provide ample space for relaxation and entertaining. The large open living area is particularly inviting, creating a warm and welcoming atmosphere for family gatherings or quiet evenings in.

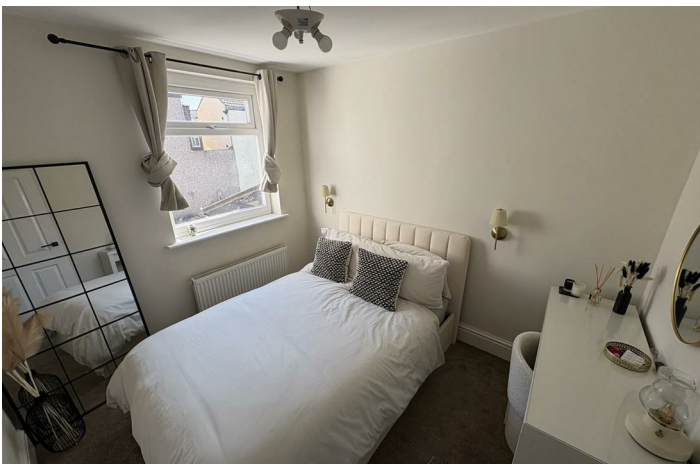
The property comprises two well-proportioned bedrooms, ideal for a small family or those seeking a comfortable guest room. The recently modernised bathroom ensures that your daily routines are both convenient and enjoyable.

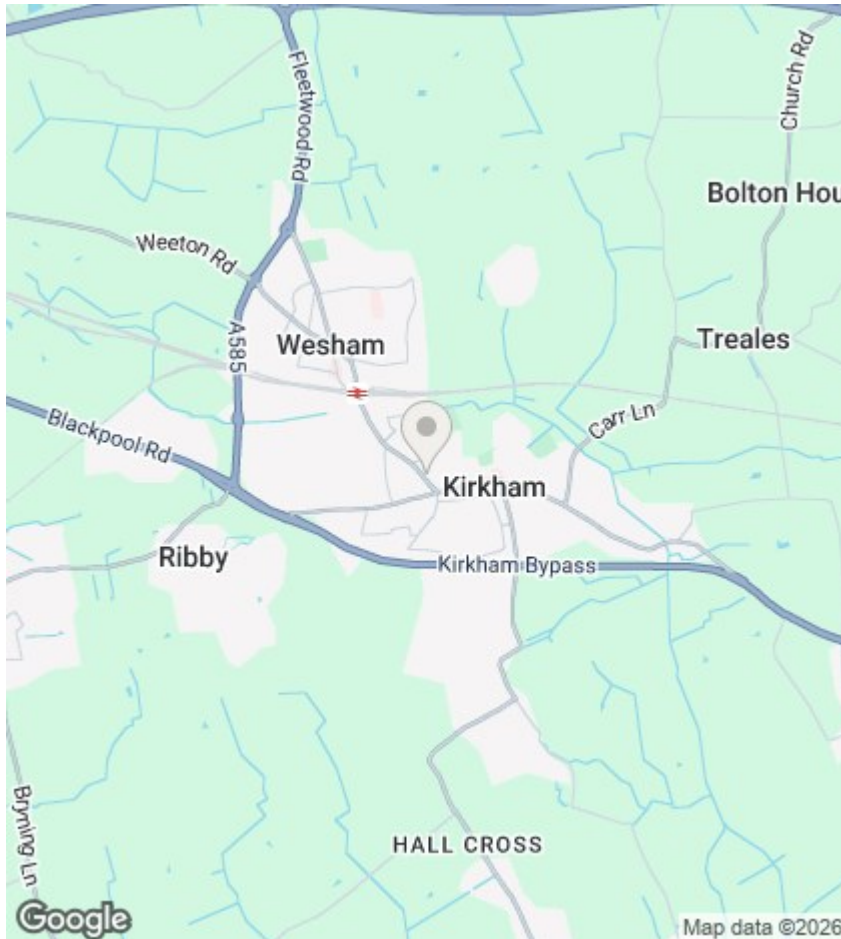
Outside, the private yard offers a peaceful retreat, perfect for enjoying the fresh air or hosting summer barbecues. The double glazing throughout the house enhances energy efficiency and contributes to a cosy environment, making this home a practical choice for modern living.

With its prime location in Kirkham, residents can enjoy easy access to local amenities, schools, and transport links, making it an ideal spot for both families and professionals alike. This property is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a beautifully updated home.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(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

