



Parker Court

6 Parker Court, Kirkham, Preston, PR4 2FL

Carl Jackson

Helping You Move **The Right Way**



Parker Court presents an exceptional four bedroom detached home in a desirable Kirkham setting, with an upgraded kitchen, granite worktops, three bathrooms and a stunning rear garden designed for effortless entertaining and relaxed family living.

FOUR BEDROOM detached family home

Built just THREE YEARS AGO

Benefits from a FULL WARRANTY

UPGRADED kitchen

GRANITE kitchen worktops

THREE bathrooms and washrooms

Stunning REAR GARDEN

Ideal for OUTDOOR ENTERTAINING

Modern accommodation for family life

Set in a sought-after Kirkham location

Close to YOUR GYM

Near RIBBY HALL and THE VILLA

Lovely WALKS nearby

Within easy reach of the MOTORWAY







This four bedroom detached home is set on Parker Court, in one of Kirkham's most desirable areas. Built just three years ago and benefiting from a full warranty, it offers the appeal of a modern home with thoughtful upgrades in place.

At the heart of the home, the upgraded kitchen features granite worktops, bringing a refined finish to a space designed for everyday family life. Four bedrooms provide room to grow, accommodate visiting family or create a space to work from home.

With three bathrooms and washrooms, the layout offers the flexibility that makes busy mornings and weekends with guests feel easier.

Outside, the rear garden is a special feature. Beautifully presented and made for entertaining, it offers a setting for summer gatherings, long evenings with friends or simply enjoying time outdoors as a family.

Parker Court also puts some of the area's best-loved destinations within easy reach. Your Gym, Ribby Hall and The Villa are nearby, while walks offer plenty of opportunities to get outside. Lytham St Annes is close enough for days by the coast, adding a dimension to life in Kirkham.



"Parker Court has a real sense of place. With its desirable Kirkham setting, modern design and beautiful garden, this is a home that feels just as suited to entertaining as it does to everyday family life."



The Seller's View

"The garden has been one of our favourite parts of the home. We've loved having family and friends round, with plenty of room on the expansive patio to sit together, enjoy a meal and make the most of a warm evening. Some of our favourite moments have been the long, relaxed afternoons when everyone is together, the conversation carries on and nobody feels in a hurry to go back inside.

What we appreciate most is how easy it is to make plans at home. There is room for the whole family to spread out, and the patio makes entertaining feel relaxed, even when everyone comes round at once.

It's a brilliant space for the dog too. The artificial grass means there's somewhere to play without the upkeep of a lawn, while the low-maintenance borders keep the garden looking lovely without taking up every weekend.

Whether we're hosting everyone for the afternoon or just sitting outside with a coffee, it's a garden we've been able to use and enjoy throughout our time here."



6 Parker Court
Kirkham
Preston
PR4 2FL

Energy rating

B

Valid until: 27 September 2033

Property type: House

Total floor area: 104 square meters

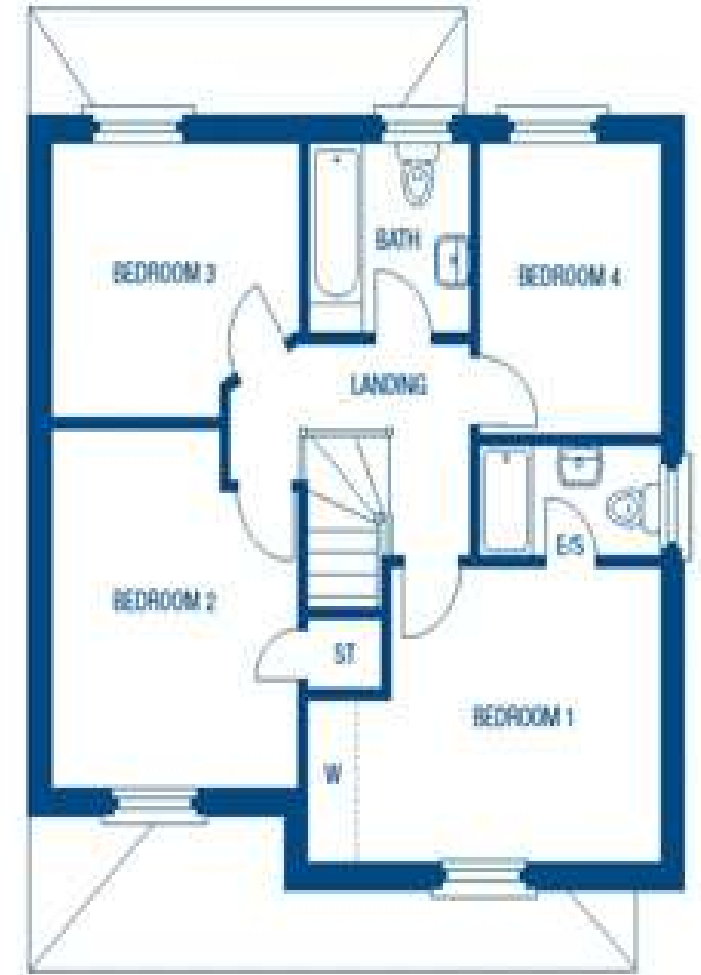
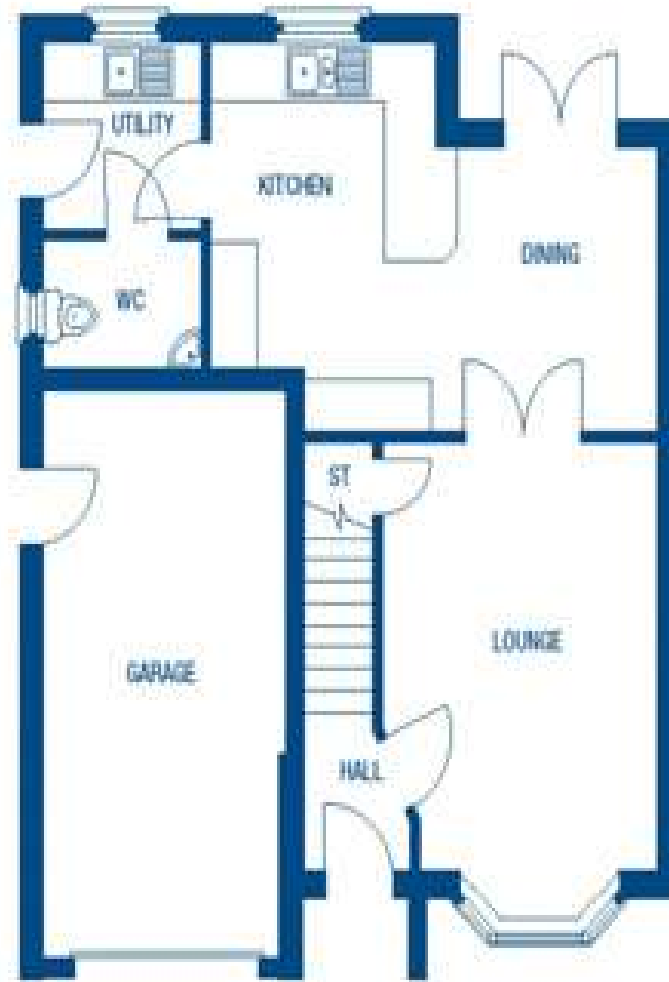
Energy rating and score

This property's current energy rating is B. It has the potential to be A.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This graph shows this property's current and potential energy rating.

Ground floor



About The Area

Kirkham & Wesham

Kirkham and Wesham offer an appealing blend of historic market town character, everyday convenience and access to the wider Fylde Coast.

Together, they provide a setting for family life, with a strong local identity and countryside close at hand.

Kirkham's town centre is home to independent shops and services, while Wesham adds further facilities. Schools across both communities make the area a practical choice for families, with places to meet, explore and enjoy close to home.

Kirkham and Wesham railway station provides connections towards Preston and Blackpool, and the M55 makes journeys across the region straightforward.

For time away from the everyday, Ribby Hall Village and The Villa are nearby, while Lytham St Annes brings its seafront, shops and restaurants within easy reach.

It is this combination of character, convenience and choice that makes Kirkham and Wesham appealing places to put down roots.

Fylde Coast

The Fylde Coast is an elegant stretch of Lancashire coastline, celebrated for its refined seaside towns, expansive sandy beaches and manicured green spaces. Lytham St Annes, Fairhaven and Cleveleys offer coastal walks, stylish cafés and a relaxed yet sophisticated lifestyle, all supported by excellent transport links and year round amenities.





Helping You Move **The Right Way**

Hello, I'm **Carl Jackson** and I live in beautiful Lytham St Annes. Guiding you every step of the way with trusted local knowledge, it is more than just about selling a home. Here are a few of the reasons why you should trust **Jacksons Estates** to help you move the right way.

- » 7 days a week. Evenings. Weekends. I work when buyers are looking
- » Every viewing handled by me. No “door openers.” No missed chances
- » I sell homes others can't. That's where I thrive
- » Marketing that stops the scroll — not average, not forgettable
- » I don't wait for buyers. I go and find them
- » I create urgency that pushes your price higher
- » Straight-talking advice. No overpricing. No false promises
- » I prepare your home before every viewing — detail wins deals
- » One point of contact. Start to finish. No being passed around
- » I treat your sale like my own — Results matter!

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Helping You Move The Right Way



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