



ESTATE AGENTS • VALUER • AUCTIONEERS



13 Manor Drive, Kirkham

- Deceptively Spacious Semi Detached Family House
- Within Easy Reach to Kirkham Town Centre & Local Schools
- Open View to the Front Aspect
- Hallway & Cloaks/WC
- Large Lounge with Dining Area
- Family Kitchen
- Four Bedrooms & Modern Bathroom/WC
- Integral Garage & Driveway
- Attractive Landscaped Rear Garden
- Freehold, Council Tax Band D & EPC Rating D

£298,950

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



13 Manor Drive, Kirkham

GROUND FLOOR

External steps leading to the front entrance with a side handrail. External light.

ENTRANCE PORCH

2.95m x 0.84m (9'8 x 2'9)

Porch entrance approached through an outer door with inset obscure double glazed panels. Large UPVC double glazed picture window overlooks the front garden with a central top opening light. Wood effect laminate flooring. Inset ceiling spot lights. Inner UPVC door with an inset obscure double glazed panel leading to the Hall with matching double glazed panels to either side of the door providing excellent natural light.

HALLWAY

4.70m x 2.26m (15'5 x 7'5)

Wide Hallway with a staircase leading off to the first floor with a wrought iron balustrade. Matching wood effect laminate flooring. Corniced ceiling and an overhead light. Contemporary panel doors leading off.



CLOAKS/WC

1.70m x 0.69m (5'7 x 2'3)

Two piece white suite comprises: Semi concealed low level WC. Corner wash hand basin with a centre mixer tap and splash back tiling. Wood effect tiled floor. Overhead inset ceiling spot light.

LOUNGE WITH DINING AREA

8.00m into bay x 3.58m (26'3 into bay x 11'9)

Large tastefully presented through reception room. Hardwood double glazed bay window enjoys the open outlook to the front elevation. Side and top opening lights. Wood effect laminate flooring. Two double panel radiators. Coved ceiling with inset spot lights. Television aerial point. Serving hatch through to the Kitchen. Focal point is a marble fireplace with a matching raised hearth supporting a gas coal effect living flame fire. UPVC double glazed window overlooks the rear garden with two top opening lights.



KITCHEN

4.06m x 3.23m (13'4 x 10'7)

Family Kitchen with a double glazed window overlooking the landscaped rear garden. Side opening light and tiled display sill. Range of eye and low level cupboards and drawers. Stainless steel single drainer sink unit with a centre mixer tap set in laminate working surfaces with splash back tiling and concealed down lighting. Built in appliances comprise: Four ring electric induction hob with an illuminated extractor canopy above. Electric oven and grill. Microwave oven above. Indesit dishwasher and integrated fridge. Single panel radiator. Laminate wood effect flooring. Overhead ceiling strip light. UPVC door with an inset obscure double glazed panel leads to the rear Porch and integral Garage.



REAR PORCH

UPVC outer door with an inset obscure double glazed panel leading to the rear Garden. High level UPVC obscure double glazed window to the side elevation. Garage leading off.

INTEGRAL GARAGE

4.47m x 2.54m (14'8 x 8'4)

An electric roller door to the front driveway. Power and light connected. Garden tap. Wall mounted gas and electric meters. Utility area with plumbing for a washing machine and space for a tumble dryer. Display shelving.

FIRST FLOOR LANDING

5.41m x 1.73m (17'9 x 5'8)

Spacious central Landing approached from the previously described staircase. UPVC double glazed opening window enjoys the outlook to the front of the property. Corniced ceiling with access to the boarded loft space via a pull down aluminium ladder and having a light. Contemporary panel doors leading off.

BEDROOM ONE

4.62m into bay x 3.94m (15'2 into bay x 12'11)

Well proportioned principal double bedroom. Double glazed bay window overlooks the front aspect with views of the field in front. Two side and two top opening lights. Single panel radiator. Wood effect laminate flooring. Two fitted double wardrobes and a single wardrobe to one wall.

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BEDROOM TWO

3.66m x 3.45m (12' x 11'4)

Second double bedroom. Double glazed window overlooking the rear elevation with two top opening lights. Single panel radiator. Wood effect laminate flooring. Fitted double linen store cupboard with storage space above.



BEDROOM THREE

3.73m plus wardrobes x 3.00m (12'3 plus wardrobes x 9'10)

Third good sized double bedroom. Double glazed window to the front of the property with a top opening light, again enjoying the front open view. Single panel radiator. Wood effect laminate flooring. Corniced ceiling. Three fitted double wardrobes to one wall.



BEDROOM FOUR

2.31m x 2.03m plus reveal (7'7 x 6'8 plus reveal)

Fourth single bedroom currently used as a Study. Double glazed window to the rear elevation with two top opening lights. Single panel radiator. Wood effect laminate flooring.

BATHROOM/WC

2.67m x 1.65m (8'9 x 5'5)

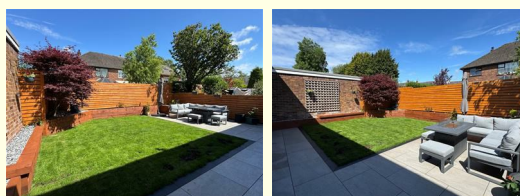
Stunning family Bathroom comprising a four piece white suite, installed approx 2.5 years ago. UPVC obscure double glazed window to the rear of the property with a top opening light. Deep fill bath with a centre mixer tap. Illuminated wall mirror above and display sill. Wide shower cubicle with a glazed sliding door and a plumbed overhead shower and additional hand held shower attachment. Illuminated recess display. Wall hung wash hand basin with a centre mixer tap and cupboard below. Wall mounted shaving point. Semi concealed low level WC completes the suite. Part tiled walls and floor. Inset ceiling spot lights and extractor fan. Integrated Bluetooth speaker. Contemporary heated ladder towel rail.



OUTSIDE

To the front of the property is a Kenda Indian natural stone flagged walled garden with side stone chipped borders and having inset shrubs. An adjoining stone flagged driveway provides an off road parking space and leads directly to the integral Garage. External lighting.

To the immediate rear is a very attractive landscaped enclosed Garden with a porcelain tiled sun terrace and matching pathways. With a lawned area and having raised timber planters. Inset shrubs and a feature maturing Acer tree. External all weather power points and external lighting including fence post lighting.



CENTRAL HEATING (COMBI)

The property enjoys the benefit of gas fired central heating from a Vaillant combi boiler (approx 5 years old) in the Kitchen serving panel radiators and giving instantaneous domestic hot water.

DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

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TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band D

LOCATION

This deceptively spacious four bedroomed semi detached family house was built in the late 1950s by a local builder Bill Harrison and enjoys a delightful location just off Dowbridge which is very conveniently placed for easy access to Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within a few minutes driving distance. Internal viewing essential to appreciate the accommodation this property has to offer.



VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

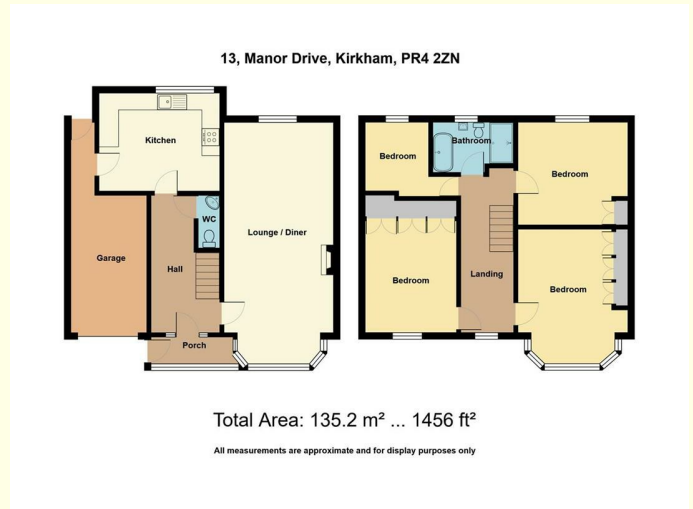
THE GUILD

John Arden & Company are proud to announce that we have been appointed as the only Estate Agent practice in the South Fylde to be appointed as members of 'The Guild of Property Professionals'. As well as a network of carefully chosen independent Estate Agents throughout the UK, we now have an associated London office, 121 Park Lane, Mayfair with our own dedicated telephone number: - 02074098367. Outside the office, there are four touch screens enabling interested clients to access all our displayed properties. The website address is www.guildproperty.co.uk.

Digital Markets, Competition & Consumers Act 2024

John Arden & Company for themselves and their clients declare that they have exercised all due

diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared June 2026



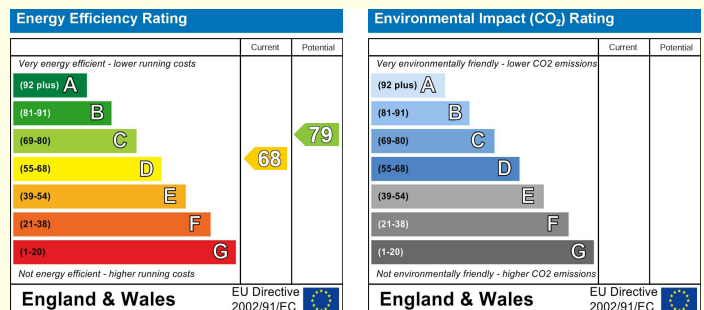
6 Park Street, Lytham, Lancashire, FY8 5LU

Tel: 01253 795555 • Fax: 01253 794455

www.johnardern.com

Principal: John M. Arden FNAEA

Sales Manager: Zoe J. Arden (BAHons) MNAEA



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