

# 26 FRECKLETON STREET

KIRKHAM, PRESTON, PR4 2SP

Per Month **£875 Per**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





## Key Features

- Modern Two-Bedroom End-Mews Property
- Exclusive Development in Kirkham Town Centre
- Spacious and Bright Living Room
- Contemporary Fitted Dining Kitchen
- Two Well-Proportioned Double Bedrooms
- Stylish Family Bathroom & Ground Floor W.C
- Enclosed Rear Garden with Lawn & Indian Stone Patio
- On Street Parking
- Unallocated On-Street Parking to the Front
- Excellent Location for Local Amenities & Transport Links

## Property Summary

Marie Holmes Estate Agents are delighted to offer to let this beautifully presented, modern two-bedroom end-mews property, forming part of an exclusive residential development conveniently situated in the heart of Kirkham Town Centre.

Offering contemporary living accommodation finished to a high standard throughout, this attractive home is ideally suited to professionals, couples or small families seeking a stylish, low-maintenance property within easy reach of an excellent range of local amenities.

The property enjoys a highly convenient location, with Kirkham's selection of independent shops, supermarkets, cafés, restaurants and everyday facilities all within easy reach. The area is also well served by reputable local schools and excellent transport connections, including Kirkham and Wesham railway station and convenient access to the motorway network, making it an ideal choice for commuters travelling to Preston, Blackpool and the surrounding areas.

Internally, the accommodation is thoughtfully arranged over two floors and briefly comprises a welcoming and spacious living room, providing a comfortable space in which to relax and unwind, together with a contemporary fitted dining kitchen featuring an attractive range of modern units, complementary work surfaces and integrated cooking appliances. The kitchen also provides ample space for dining, creating a practical setting for everyday living and entertaining. A convenient ground-floor WC completes the downstairs accommodation.

To the first floor, the property offers two well-proportioned double bedrooms, both providing versatile accommodation, together with a stylish family bathroom fitted with a contemporary white suite, including a bath with shower over and modern tiling.

Additional benefits include neutral décor, fitted window blinds throughout and modern fixtures and fittings, creating a bright and welcoming home ready for occupation.

**Lounge**
15'3" x 11'5" (4.65m x 3.48m)

**Downstairs Cloaks W.C**
8'2" x 3'6" (2.49m x 1.07m)

**Dining Kitchen**
15'3" x 14'8" (4.65m x 4.47m)

**First Floor Landing**

**Bedroom One**
15'3" x 11'5" (4.65m x 3.48m)

**Bedroom Two**
15'3" X 8'8" (4.65m X 2.64m)

**Family Bathroom**
8'2" x 6'2" (2.49m x 1.88m)

**External Front**
Railing enclosed front garden.

**External Rear**
Private fence enclosed rear garden, mainly laid to lawn with side access gate.

**Agents Notes**
VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

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 offices.















## Additional Information

**Local Authority** –

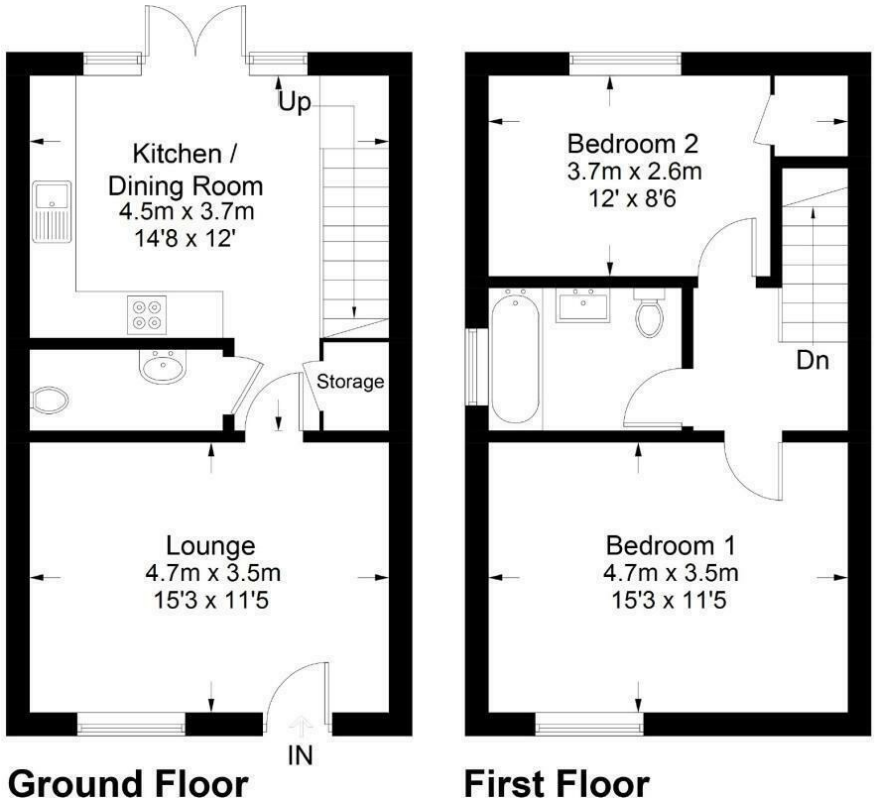
**Council Tax** – Band B

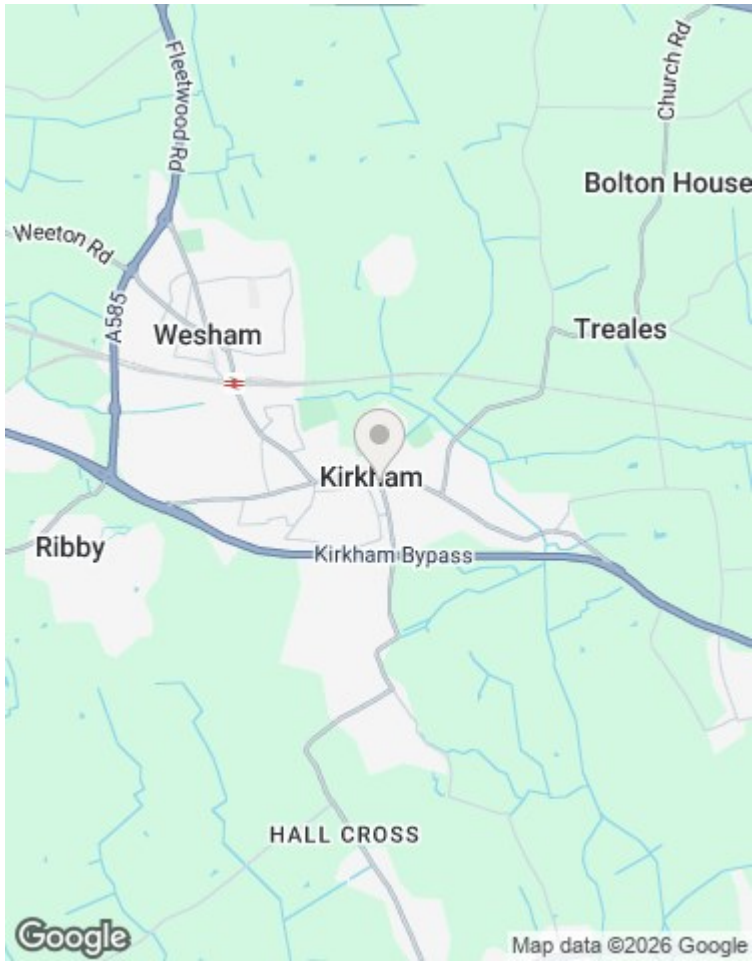
**Viewings** – By Appointment Only

**Tenure** –

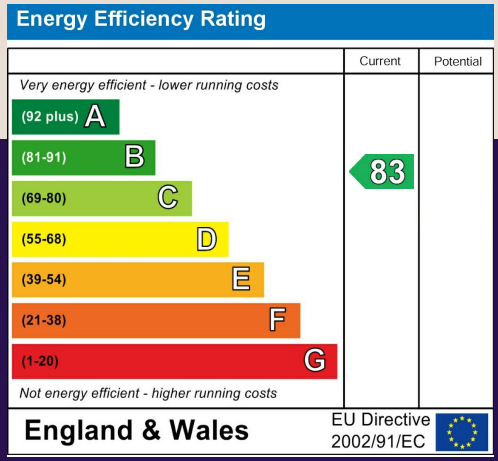
# Plot 1, Freckleton Street

Approximate Gross Internal Area = 73.9 sq m / 796 sq ft




**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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