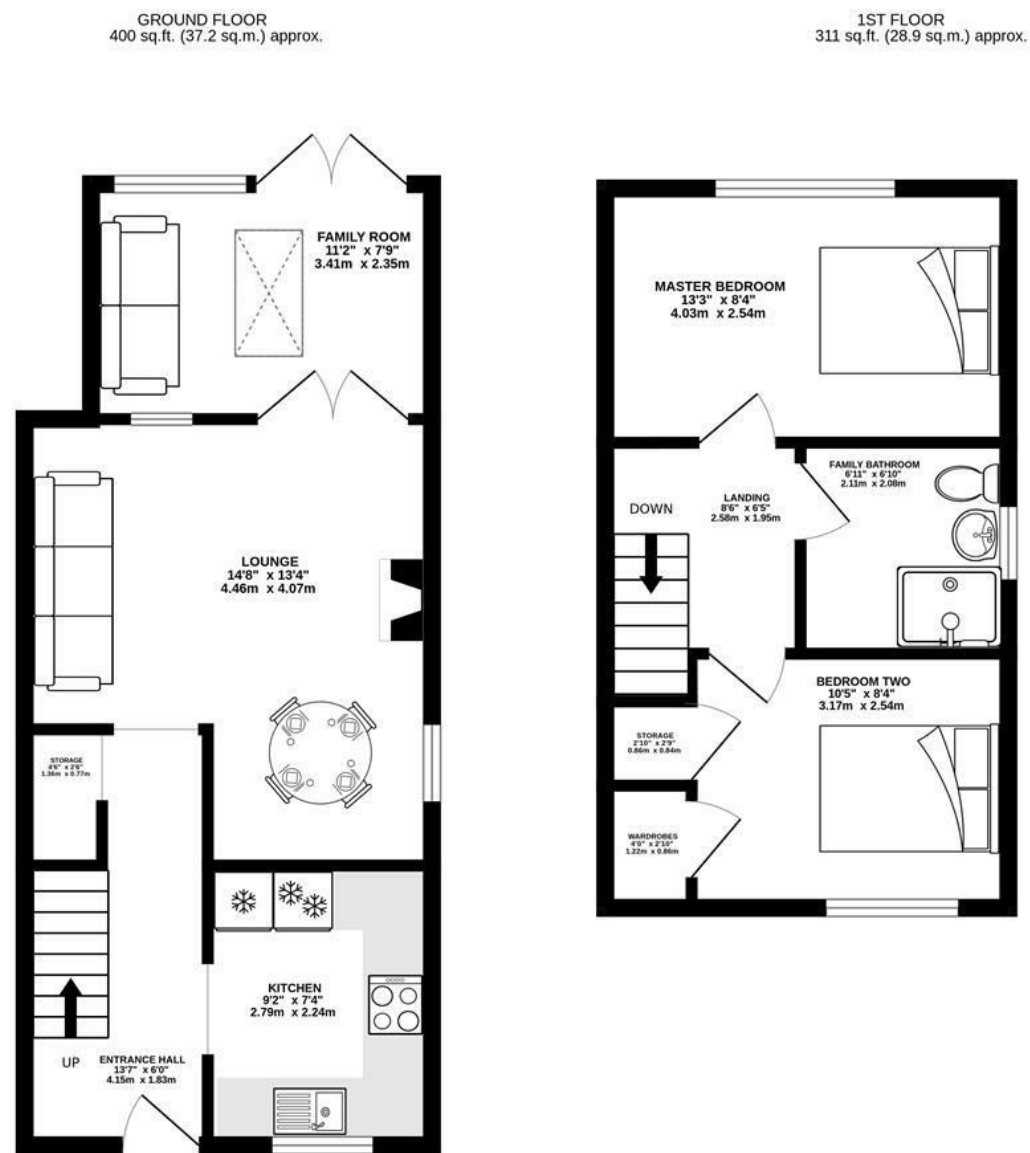




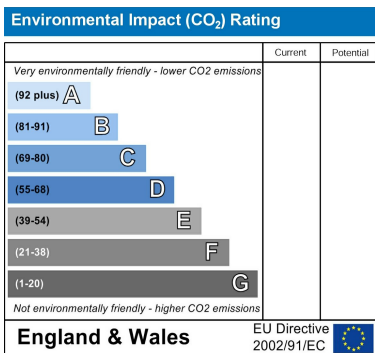
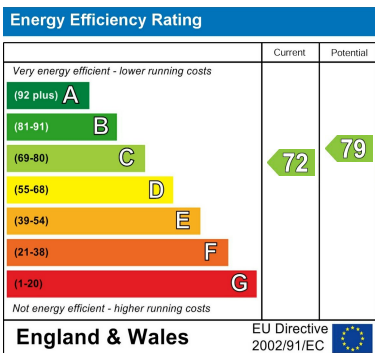
TOTAL FLOOR AREA: 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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BEN  ROSE



The Chimes, Kirkham, Preston

Offers Over £169,950

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom end terrace home, ideally suited to couples seeking a well-presented property within the popular market town of Kirkham. Offering a blend of traditional character and modern improvements, the home benefits from a newly fitted kitchen, attractive reception spaces, two double bedrooms and a modern family bathroom, alongside a number of practical upgrades including a new boiler, new double radiators throughout, an insulated loft and CCTV throughout. Kirkham itself offers a fantastic range of everyday amenities, including independent shops, supermarkets, cafés, restaurants, pubs and local services, whilst the nearby town of Freckleton and coastal areas of Lytham St Annes are also within easy reach. Kirkham railway station provides direct rail links towards Preston and Blackpool, whilst excellent road connections give access to the M55 and wider motorway network, making this an appealing choice for commuters travelling towards Preston, Blackpool and beyond.

Entering the property, the welcoming entrance hall provides access to the principal ground floor rooms, along with useful understairs storage. To the front is the newly fitted kitchen, finished with modern cabinets and worktops and complemented by a selection of integrated appliances, creating a practical and stylish space for everyday cooking. Continuing through the home, the lounge provides a warm and inviting setting, with a feature log-burning stove adding a cosy focal point, whilst a beautiful stained glass window introduces a touch of character. There is also space for a small dining table, making this a versatile area for relaxing and entertaining. The lounge continues through into the family room, a useful second reception space which enjoys views across the rear garden and provides further flexibility for couples, whether used as a snug, home office or entertaining space.

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