



6 Dow View Drive, Kirkham, Preston, PR4 3FU

Price: £400,000 'offers in excess of'

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

- Four double bedrooms
- Two en suite bedrooms
- Large open plan living/dining/kitchen
- Two car driveway and integral garage
- Show home standard throughout
- Attractive bathroom
- Sought after residential location
- Master bedroom suite

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FULL DESCRIPTION

This Stunningly Beautiful and show-home-standard four bedroom executive detached residence comprises entrance hallway with access to the integral garage, ground floor WC, Large living room, then opens up into a designer integrated kitchen with quality hard worktops, wine cooler and double oven which is open plan to a large dining area and also living room, an ideal space for entertaining and looking after the kids. Upstairs offers four double bedrooms which is rare to find and also the two main bedrooms are both en suite with the master offering a suite style room with fitted wardrobes. The family bathroom is attractive. Externally the front offers a garden with two spaces on a block paved driveway and the west facing rear has a large patio area for entertaining with a lawn. Internal viewing is an absolute must for the discerning buyer. Be very quick to view!

BROADBAND COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band F

ANNUAL COUNCIL TAX AMOUNT

£3,333

BROADBAND COVERAGE

We are advised that the property can obtain

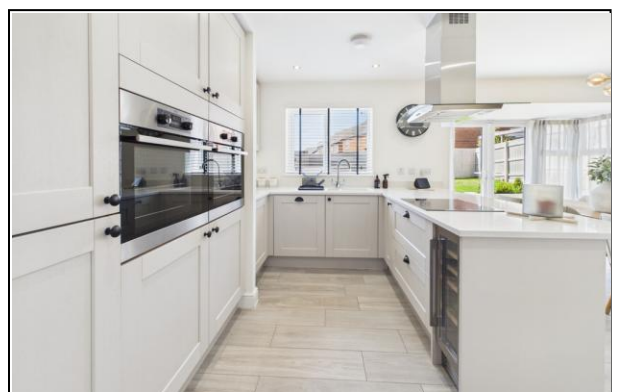
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PLEASE NOTE

These particulars are believed to be correct but in no ways their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any



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prospective purchaser to confirm the tenure details with their solicitor / legal representative.

24/07/2026



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