



Kirkham Road

16 Kirkham Road, Freckleton, Preston, Lancashire, PR4 1HT

Carl Jackson

Helping You Move **The Right Way**





16 Kirkham Road is ideal for families seeking space and village convenience, offering four bedrooms, flexible reception rooms, a south facing garden, an integral garage and driveway parking, all within easy reach of Freckleton's local shops, amenities and bus routes.

- EXTENDED semi-detached home
- CENTRAL Freckleton location
- FOUR bedrooms
- Principal bedroom with EN SUITE
- Bedroom three with DRESSING AREA
- THREE reception rooms
- Cosy SNUG
- Garden-facing SUN LOUNGE
- Spacious BREAKFAST KITCHEN
- Separate UTILITY and downstairs WC
- Large FOUR-PIECE bathroom
- SOUTH-FACING rear garden
- Integral GARAGE and parking
- Close to SHOPS and bus routes

4



3



3



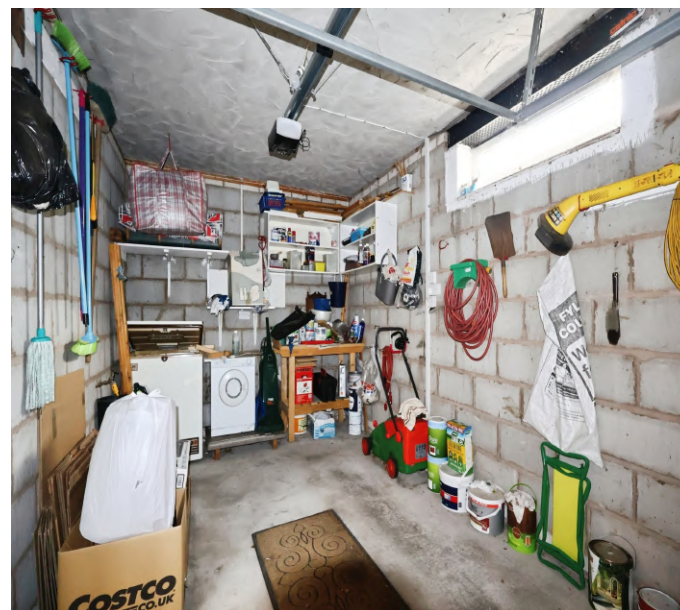


Positioned in the heart of Freckleton, this substantial extended semi-detached home combines generous accommodation with the opportunity to create something distinctly personal. Its village setting places shops, amenities and bus routes close at hand, bringing everyday convenience to a home with considerable scope.

Behind the frontage, the accommodation opens into a surprisingly spacious layout. Three reception rooms, a snug and a garden-facing sun lounge offer room to gather, entertain or enjoy time apart, with flexibility for home working, hobbies and changing family needs.

The breakfast kitchen provides a practical foundation for everyday life, supported by a separate utility room and ground floor WC. There is scope to refresh the interiors and explore how the existing spaces could best suit your lifestyle.

Upstairs, four bedrooms include a generous principal suite with its own shower room, while the third bedroom benefits from an adjoining dressing area. A substantial family bathroom adds to the sense of space.



Outside, the enclosed south-facing garden offers an appealing setting for summer dining, gardening and relaxation, with established planting, decking and a garden store. An integral garage and driveway parking complete this home.

“16 Kirkham Road brings together generous space, a central village position and scope to make it your own, offering a home that can adapt to family life for years to come.”

The Seller's View

"The sun lounge has always been our favourite place to sit, looking out over the beautifully manicured gardens and enjoying the sunshine. There is something wonderfully relaxing about watching the garden with the gentle sound of water from the pond in the background.

It is a lovely spot for a morning coffee, a quiet afternoon with a book or simply taking a moment to unwind. With the doors open on a warm day, the house and garden feel connected, inviting you outside to enjoy the fresh air.

The south facing garden makes time outdoors a real pleasure, whether tending the plants or sitting in the sunshine. The established greenery and carefully maintained planting provide a lovely backdrop, with different colours and details to appreciate as the seasons change.

It is this peaceful setting, the sunshine and the soothing sound of the water that make this part of the home feel so special."







Council Tax **D**

16 Kirkham Road
Freckleton
Preston
PR4 1HT

Valid until: 13 September 2035

Property type: House

Total floor area: 170 square meters

Energy rating and score

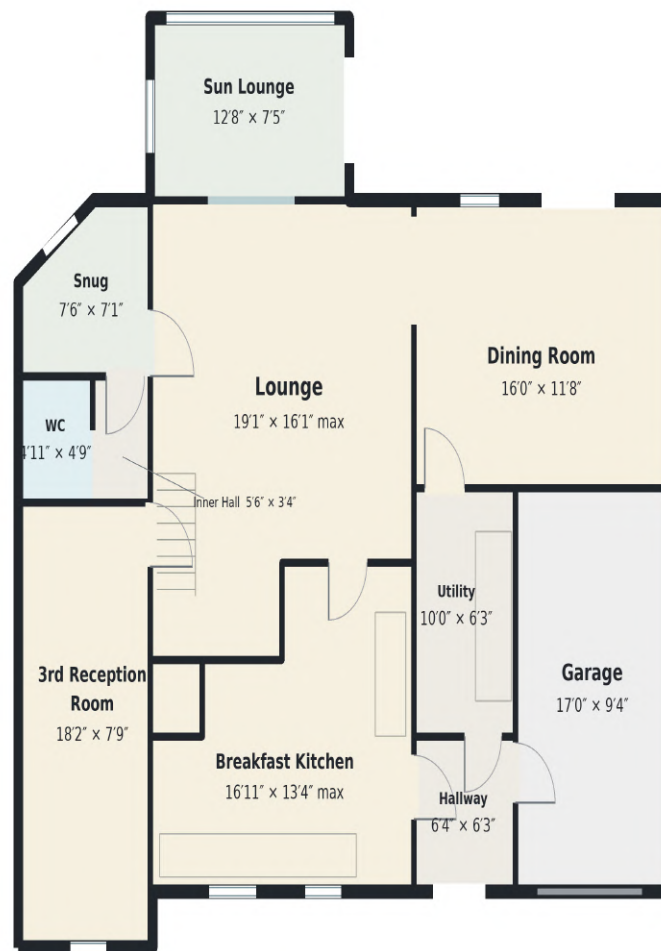
This property's current energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

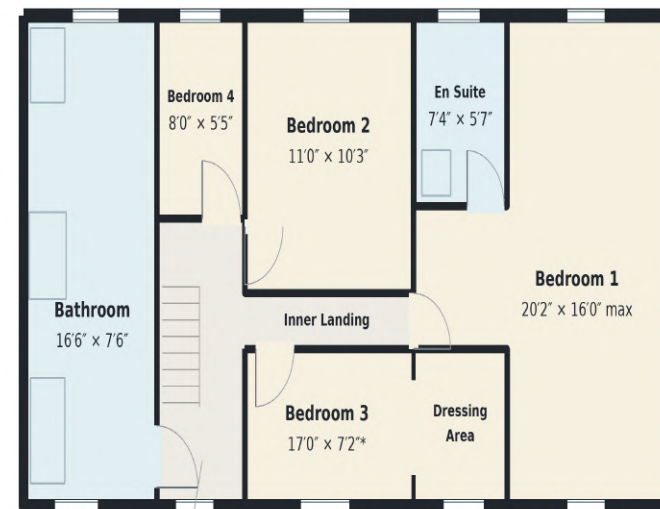
This graph shows this property's current and potential energy rating.

16 KIRKHAM ROAD

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GROUND FLOOR



FIRST FLOOR

Approximate total area: 181.0 m² / 1,948 sq ft (excluding garage)

*Bedroom 3 measurement includes dressing area. Room dimensions taken from the supplied brochure.

For identification only. Not to scale. All measurements and positions are approximate and should be verified.

About The Area

Freckleton

Freckleton is a well-established and highly regarded village offering a rare balance of traditional community life and modern convenience. Known for its welcoming atmosphere and strong sense of identity, the village appeals particularly to those seeking a calmer pace of life without feeling disconnected.

The centre of Freckleton provides a good range of everyday amenities, including local shops, cafés, a health clinic and essential services, all within easy reach.

Well-regarded primary schooling and village facilities further enhance its appeal, while excellent public transport links connect residents easily to Lytham, Preston and surrounding towns.

Surrounded by open countryside yet positioned for convenience, Freckleton enjoys close proximity to Kirkham, Warton, Wrea Green and Lytham St Annes.

Above all, Freckleton is valued for its sense of stability, familiarity and long-term desirability — a place where people choose to settle, stay and feel part of the community

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.

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- » 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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