



52 Wood Close, Kirkham, Preston, PR4 2EX

Price: £249,995

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		

- Gas central heating
- Double glazing
- Large living room
- High standard integrated kitchen/dining room
- Sought after location
- Attractive bathroom
- En-Suite Master Bedroom
- Overlooks grass/park

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FULL DESCRIPTION

This stunning and family sized three bedroom detached residence is located on a modern development overlooking a grassland, park and pond area. The home is a credit to the current owners with many new additions and provides high standard living accommodation. The home offers an entrance hallway, downstairs WC, large twin aspect lounge, fitted kitchen with integrated appliances with dining area, three bedrooms, master en suite, family bathroom and is warmed by gas central heating and double glazing. There are lawn gardens to the front with a driveway and a large lawn garden with decking area. Garage is to the side. Internal viewing essential!

ENTRANCE HALL

Double glazed door. Central heating radiator.

LOUNGE

Double glazed french doors. Two central heating radiators. Double glazed window.

KITCHEN/DINING ROOM

Fitted wall and base units. Double glazed french doors and windows. Sink unit and mixer tap. Integrated oven, hob, extractor hood, fridge/freezer, dishwasher and washing machine. Built in storage cupboard. Part tiled. Central heating radiator.

STAIRS AND LANDING

Double glazed window. Central heating radiator.

BEDROOM 1

Double glazed window. Central heating radiator. Fitted mirror wardrobes.

ENSUITE

Shower cubicle. WC. Vanity hand basin. Double glazed window. Central heating radiator. Part tiled. Extractor fan. Ceiling spotlights.

BEDROOM 2

Double glazed window. Central heating radiator.

BEDROOM 3

Double glazed window. Central heating radiator.

BATHROOM

Bath. WC. Pedestal hand basin. Central heating radiator. Part tiled. Over the bath shower and screen. Ceiling spotlights.

GARDENS

Lawn to front and side with driveway.

Lawn to rear with decking area.

GARAGE

Power and lighting. Plumbed for water. Up and over door.

Broadband

We are advised that the property can obtain broadband.

Mobile Data

We are advised that you are likely to have mobile phone



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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 "D"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is 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 prospective purchaser to confirm the tenure details with their solicitor / legal representative.

05/09/2024



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Ground Floor



Floor 1

Approximate total area¹⁾
931.08 ft²
86.5 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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