



3 Southlands, Kirkham, Preston, PR4 2TR

Price: £275,000

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- Gas central heating
- Double glazing
- Two reception rooms
- High standard integrated kitchen
- Sought after location
- Attractive bathroom
- Located close to local amenities
- Schools nearby

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FULL DESCRIPTION

This stunning and well located 4 bedroom detached residence offers a high standard of family living accommodation with a luxurious fitted kitchen with center island unit, conservatory, two reception rooms and an office area. Local amenities on your doorstep, gardens to front and rear with a driveway, be quick to view!

ENTRANCE HALL

Double glazed door. Laminate floor. Central heating radiator.

LOUNGE

20' 0" x 12' 4" (6.10m x 3.76m)

Double glazed bay window. Central heating radiator. Laminate floor.

KITCHEN/DINING ROOM

23' 8" x 12' 10" (7.23m x 3.93m)

Fitted wall and base units with center island unit. Laminate floor. Double glazed patio doors and two windows. Marble kitchen floor and splash backs. Two central heating radiators. Built in storage cupboard. Double Bosch oven, 5 ring hob and extractor hood. Plumbed for washing machine.

CONSERVATORY

10' 0" x 8' 7" (3.07m x 2.62m)

Double glazed. Laminate floor.

GROUND FLOOR WC

WC. Vanity hand basin. central heating radiator. Extractor fan. Marble floor.

OFFICE

11' 8" x 7' 3" (3.58m x 2.21m)

Double glazed window. Central heating radiator.

STAIRS AND LANDING

Double glazed window.

BEDROOM 1

12' 2" x 8' 11" (3.73m x 2.74m)

Fitted wardrobes and dressing table. Central heating radiator. Double glazed window.

BEDROOM 2

11' 1" x 8' 7" (3.38m x 2.63m)

Double glazed window. Central heating radiator.

BEDROOM 3

8' 0" x 6' 3" (2.46m x 1.92m)

Double glazed window. Central heating radiator.

BEDROOM 4

9' 8" x 6' 6" (2.95m x 2.00m)

Double glazed window. Central heating radiator.

BATHROOM

Corner bath. WC. Pedestal hand basin. Double glazed window.

GARDENS

Lawn to front with driveway.

Lawn to rear with patio and shed.



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

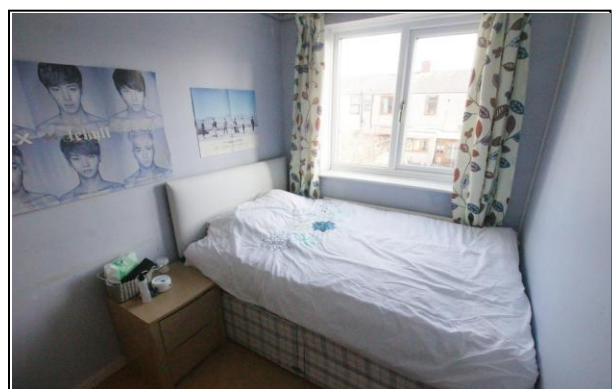
The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

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.

21/02/2023



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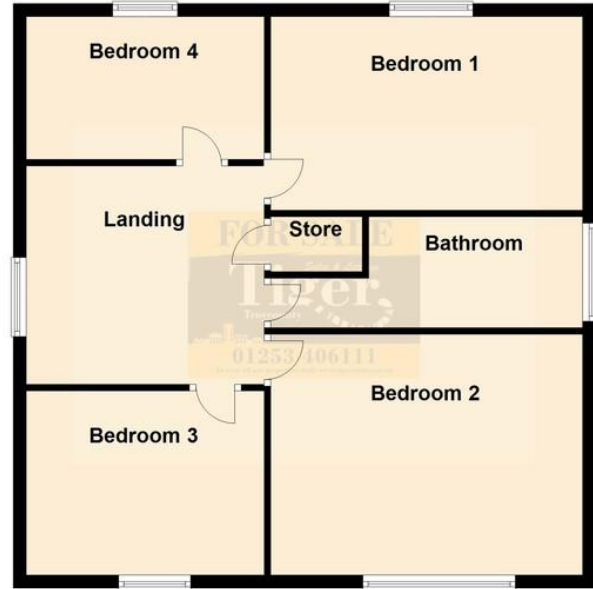
Ground Floor

Approx. 963.4 sq. feet



First Floor

Approx. 795.5 sq. feet



Total area: approx. 1759.0 sq. feet