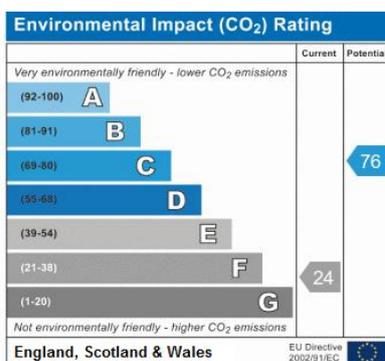
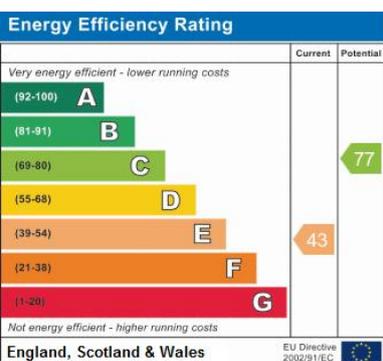




35 Oxford Drive Kirkham, Preston PR4 2XD

Price: £145,000



- Three Bedroom Semi Detached Family Home
- Much Sought After Residential Location
- Located Close To All Local Amenities
- Welcoming Hallway & Spacious Lounge
- Good Size Open Plan Dining Kitchen
- Three Good Size Bedrooms
- Modern Fitted Three Piece Bathroom Suite
- Well Maintained Front & Rear Gardens

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35 Oxford Drive Kirkham Preston

ENTRANCE VESTIBULE

3' 10" x 3' 3" (1.19m x 1m)

Entrance via UPVC double glazed door. Vinyl floor covering throughout. Built in storage cupboard. Ceiling light fitting.

LOUNGE

16' 4" x 14' 6" (4.99m x 4.44m)

UPVC double glazed window to the front elevation. Wall mounted electric flame effect fire. Carpeted throughout. Two ceiling light fittings. Double panel radiator. TV aerial point. Telephone point. Stairs leading to the first floor accommodation.



OPEN PLAN DINING KITCHEN

14' 6" x 8' 9" (4.43m x 2.68m)

Two windows to the rear elevation. Hardwood door with feature glazing leading out onto the rear garden. Features a range of eye and base level units with contrasting work surfaces. Stainless steel sink and drainer unit. Integrated electric oven with four ring electric hob. Space for an under cabinet fridge and freezer. Plumbed for a washing machine. Wood laminate flooring throughout. Two pendant light fitting. Double panel radiator.



FIRST FLOOR LANDING

8' 3" x 6' 3" (2.53m x 1.91m)

UPVC double glazed window to the side elevation. Carpeted throughout. Pendant light fitting.

BEDROOM ONE

14' 0" x 8' 7" (4.28m x 2.63m)

UPVC double glazed window to the front elevation. Solid wood flooring throughout. Pendant light fitting. Double panel radiator.



BEDROOM 2

9' 10" x 8' 5" (3.02m x 2.59m)

UPVC double glazed window to the rear elevation. Features a built in storage cupboard. Solid wood flooring throughout. Pendant light fitting. Double panel radiator.



BEDROOM 3

9' 6" x 5' 10" (2.92m x 1.8m)

UPVC double glazed window to the front elevation. Solid wood flooring throughout. Pendant light fitting. Double panel radiator.

FAMILY BATHROOM

6' 0" x 5' 10" (1.85m x 1.8m)

UPVC double glazed window to the rear elevation. Features a three piece suite in white comprising of a dual flush WC, pedestal hand wash basin and a panelled bath with overhead shower unit and glass screen. Part tiled elevations. Tiled flooring throughout. Ceiling light fitting. Chrome heated towel ladder.

FRONT EXTERNAL

Well maintained laid to lawn front garden with driveway parking leading to a single garage.

REAR EXTERNAL

Well landscaped laid to lawn rear garden with feature flower beds, timber constructed summerhouse and a paved patio area perfect for outdoor family entertainment.

SINGLE GARAGE



35 Oxford Drive Kirkham Preston

Single detached garage with up and over door, power and lighting.

GENERAL POINTS OF INTEREST AS PROVIDED BY VENDOR

APPROXIMATE AGE OF THE PROPERTY

TENURE

The property is **Freehold**

COUNCIL TAX

Band "C"

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.

22/11/2019

