



Freckleton Street, Kirkham, Lancashire PR4 2SR

O.I.R.O. £475,000







Freckleton Street, Kirkham, Lancashire PR4 2SR

Offers in the region of £475,000

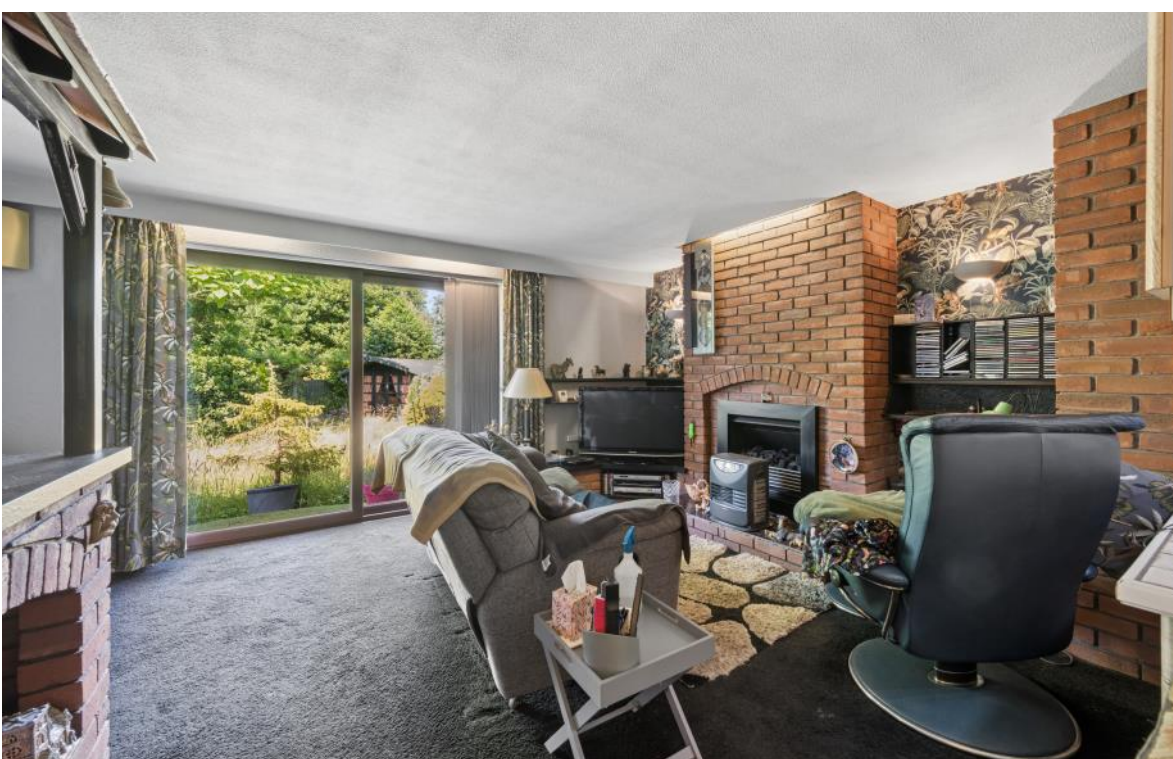


4 Bedrooms



3 Bathroom

-
- Detached dormer bungalow on a **0.95 acre plot**
 - Over **2,200 sq ft** of flexible accommodation
 - Four bedrooms and three reception rooms
 - Generous gardens with excellent privacy
 - Large detached workshop and garage
 - Ample parking with in-and-out driveway
 - Opportunity to modernise and add value
 - Offered with **No onward chain**



Occupying an exceptional plot of approximately 0.95 acres, this individually designed detached dormer bungalow offers extensive and versatile accommodation together with a substantial detached workshop, generous gardens and outstanding potential for a variety of buyers. Offered to the market with no onward chain, this is a rare opportunity to acquire a home with both space and flexibility in such a convenient location.

Approached via an in-and-out driveway providing extensive off-road parking, the property immediately impresses with its generous frontage and mature landscaped gardens. Internally, the accommodation extends to over 2,200 sq ft and has been thoughtfully extended over the years to create a spacious and adaptable layout, ideal for families, those seeking multi-generational living or buyers simply looking for room to grow.



The heart of the home is the kitchen, which opens into a comfortable sitting room with feature fireplace and patio doors leading through to the conservatory, creating an excellent flow for everyday living and entertaining. A separate dining room provides additional reception space, whilst a useful utility room, cloakroom and integral garage add to the practicality of the accommodation.



The ground floor offers three well-proportioned bedrooms together with a family bathroom, allowing the property to function perfectly as a bungalow if desired. To the first floor is a further double bedroom together with a study and additional WC, providing excellent flexibility for those working from home, accommodating guests or creating a hobby space.

Externally, the gardens are undoubtedly one of the property's standout features. Extending to approximately 0.95 acres, they offer a wonderful balance of formal landscaped gardens, lawns, mature planting and more natural areas, together with a greenhouse, summer house, garden sheds and ornamental ponds. To the rear sits a substantial detached workshop, ideal for storage, classic cars, hobbies or those requiring space for a business, subject to any necessary consents.

Whilst the property has been lovingly maintained throughout and is ready for immediate occupation, it would now benefit from a programme of cosmetic modernisation, presenting an exciting opportunity for a purchaser to update and personalise the accommodation to their own taste whilst adding further value.

Situated on the southern edge of Kirkham, the property enjoys an excellent position within easy reach of the town centre, where a wide range of independent shops, supermarkets, cafés, restaurants and everyday amenities can be found. Well-regarded schools are close by, whilst excellent transport links include Kirkham & Wesham railway station, providing direct services to Preston, Blackpool and beyond. The nearby A583, M55 and M6 motorway network offer straightforward commuting across Lancashire and further afield, making this an ideal location for those seeking both convenience and accessibility.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : The property has a driveway and garage.

Construction Type : Brick

Building Safety: Asbestos present in the outside unit.

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : N/A

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : None Known

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A Information obtained from the Local Authority and British Geological Survey

Communications :

Broadband: Netomnia, Virgin Media and Openreach available in the area

Mobile signal: EE, O2, Three, Vodafone available in the area

B4RN : vendor advised the property is connected to B4RN (add in if available)

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : we understand that as far as we are aware it is / is not possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Bamett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion, sold as seen.

Local Authority: Fylde Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : ///stung.spoiler.chariots

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

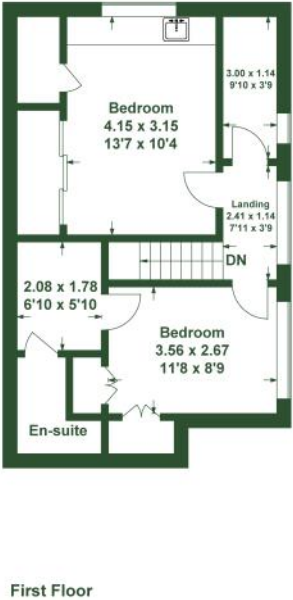
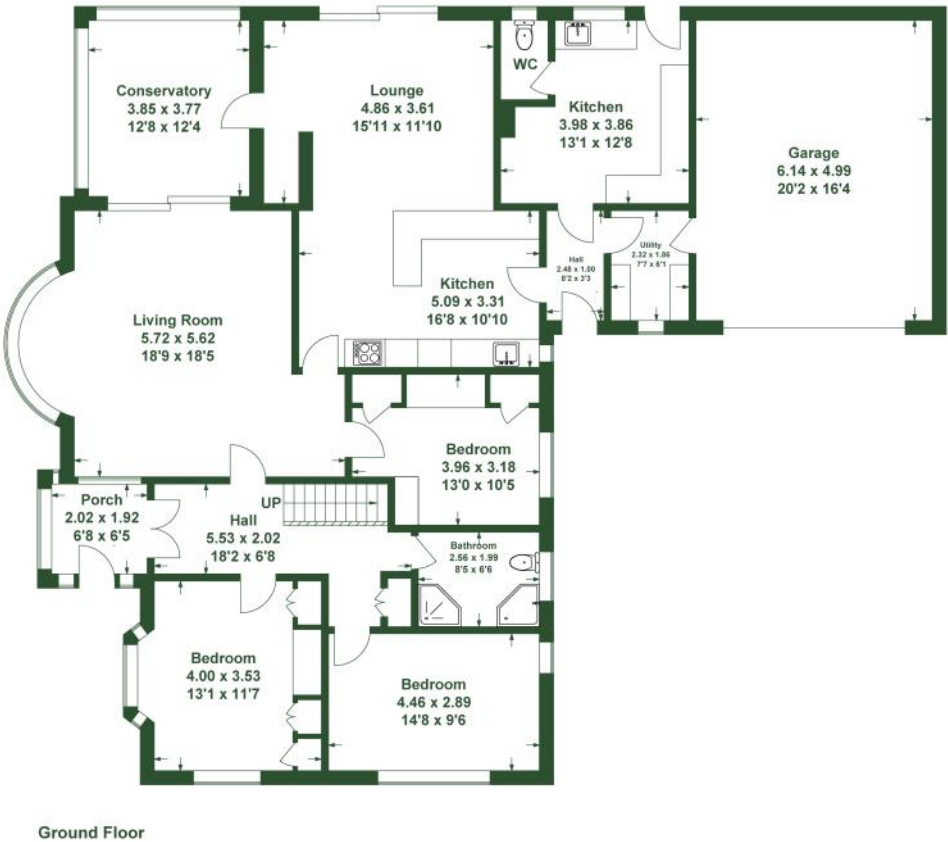
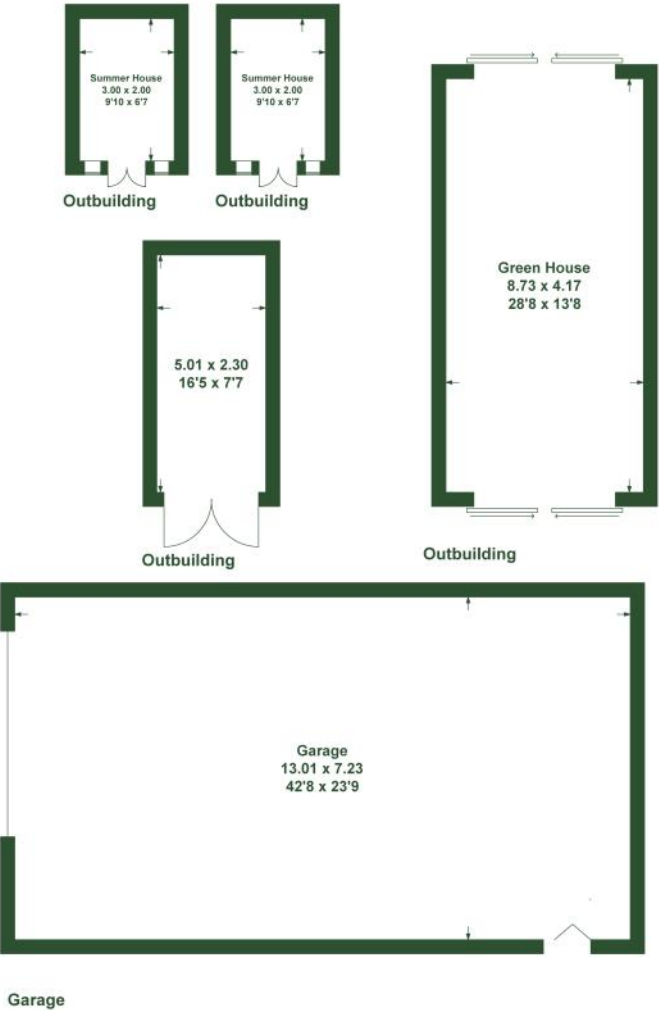
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 220.44 sq m / 2373 sq ft
Garage : 125.64 sq m / 1352 sq ft
Outbuilding : 59.92 sq m / 645 sq ft
Total : 406.00 sq m / 4370 sq ft

This floorplan is for illustrative purposes only. It is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Amritstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amritstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amritstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155



Abarnett.co.uk

Stay in the loop!

