



Lytham
Estate Agents

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7 Crofts Close, Kirkham PR4 2YH

£259,950

Prime three-bedroom family home conveniently located near Kirkham Town Centre, train station, and motorway links. Offers spacious living areas, private garden, and off-road parking with garage.



Entrance Porch

UPVC double glazed external door to the side and adjacent part obscured windows to the front. Meter cupboard. UPVC double glazed obscure door and windows to:

Entrance Hall

UPVC double glazed window to the side. Staircase leading to the first floor. Ceiling light and radiator. Doors leading to the following rooms:

WC

Two piece suite, comprising: wash hand basin and WC.

Open Plan Lounge / Dining Room

UPVC double glazed window to the front. Large versatile space, currently split as Lounge and Play Room. Radiators, TV aerial point, coving, ceiling lights and carpeted flooring. UPVC double glazed sliding patio door to:

Conservatory

UPVC double glazed windows and external door leading to the rear garden. Wall light and tiled flooring.

Kitchen

UPVC double glazed window and door to the rear. Range of fitted wall and base units with solid wood work surfaces and inset 1 ½ bowl ceramic sink and drainer with mixer tap. Integrated electric oven and hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for American style fridge freezer. Tiled splash backs, laminate flooring, ceiling light and radiator.

First Floor Landing

Aforementioned staircase from the ground floor. Ceiling light. Doors leading to the following rooms:

Bedroom One

UPVC double glazed windows to the rear. Fitted wardrobes and dressing table, radiator, wall lights, ceiling light and carpeted flooring.

Bedroom Two

UPVC double glazed window to the front. Ceiling light, radiator and carpeted flooring.

Bedroom Three

UPVC double glazed window to the rear. Ceiling light, wall light, radiator and carpeted flooring.

Bathroom

UPVC double glazed obscure window to the side. Four piece white suite, comprising: panelled bath with central chrome mixer tap and handheld shower attachment; step-in shower enclosure with thermostatic controls and handheld shower attachment on riser rail; vanity unit with wash hand basin and mixer tap; and WC with push button flush. Spot lighting, part tiled walls, tile effect vinyl flooring, chrome ladder style towel radiator and loft access hatch.

External

To the front, there is a driveway providing off street parking for multiple cars, and a low maintenance stone chipped garden featuring mature shrubs.

To the rear, there is a tiered paved rear garden, with mature shrubs.

Garage / Workshop

Garage with up and over door to the front. Power and lighting.



Floor Plans



Total Area: 132.0 m² ... 1420 ft²

All measurements are approximate and for display purposes only