

GUILDHALL

SALES & LETTINGS



45 Fylde Street

Kirkham, Preston, PR4 2DD

Offers Over £130,000



Guildhall Sales and Lettings are delighted to introduce this immaculately presented, two bedroomed mid-terraced property to the market. Situated within the well sought after area of Kirkham, within close proximity to local amenities, commuter routes and schools. Boasting contemporary features and neutral decor throughout, this property is well suited for first time buyers or small families and internally comprises briefly:

Entrance through to the lounge providing access to the contemporary fitted kitchen housing the staircase to the first floor. To the first floor are two spacious bedrooms and a three piece family shower suite.

Externally to the rear of the property is an enclosed rear yard with a decked seating area - perfect for al-fresco dining in the summer! To the front is on street parking.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Lounge 14'10" x 12'2" (4.53 x 3.71)

Kitchen 15'1" x 12'1" (4.62 x 3.7)

First Floor

Bedroom One 14'8" x 12'3" (4.48 x 3.74)

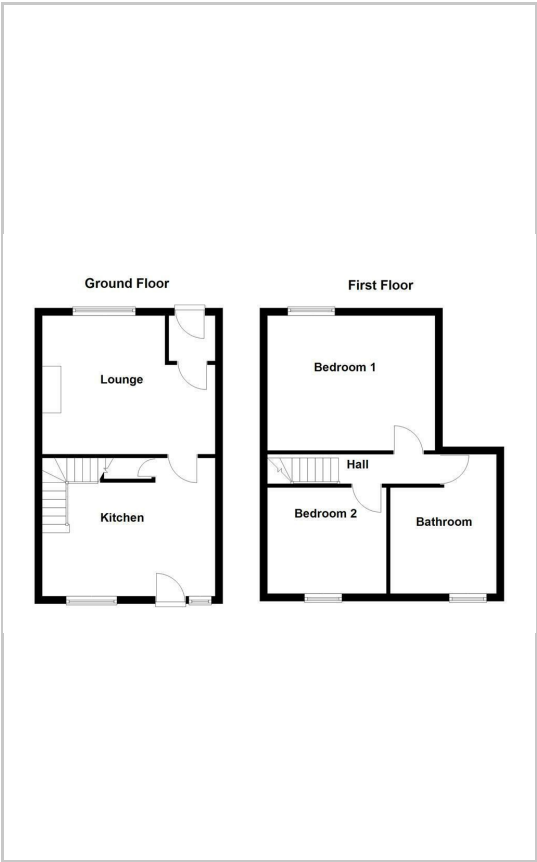
Bedroom Two 9'4" x 10'5" (2.85 x 3.18)

Bathroom 9'3" x 7'6" (2.84 x 2.3)

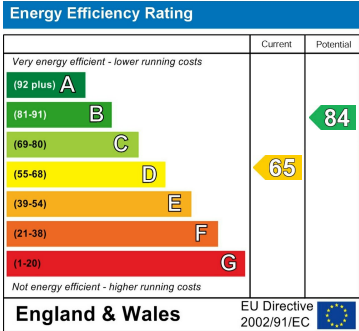
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.