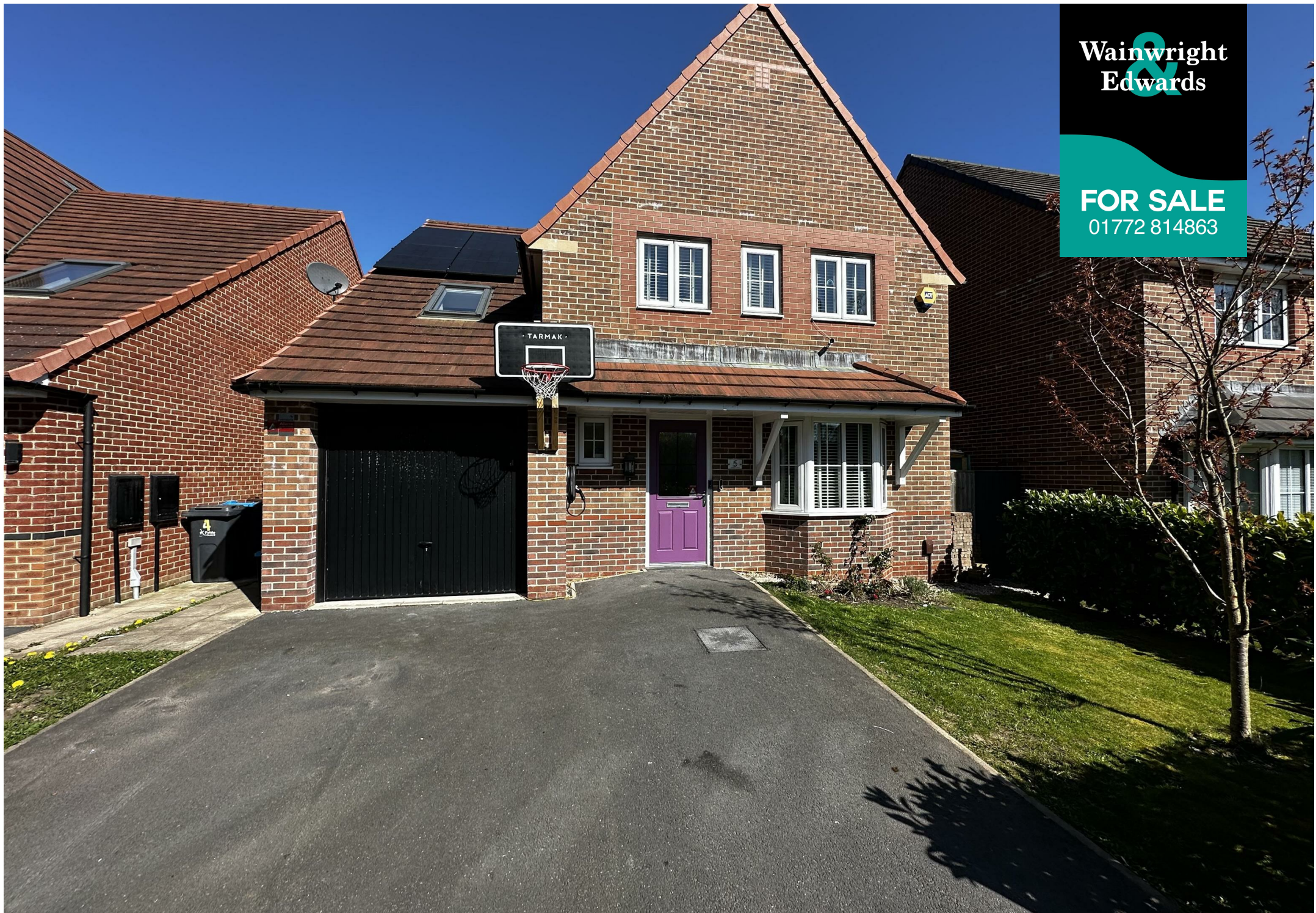


Wainwright
&
Edwards

FOR SALE
01772 814863



£374,950

5 Danson Drive, Kirkham, Preston, PR4 2ET

5  4  2  B 

PROPERTY SUMMARY

Welcome to this superb detached family home, conveniently located in Kirkham's thriving community, near motorway links for the M6 and M55, as well as transport links to Preston city centre. The property boasts a welcoming entrance hall with a WC, leading onto a spacious and relaxing lounge area, in addition to a well proportioned modern, and contemporary open-plan kitchen diner with patio doors overlooking a spacious back garden. The second floor features a spacious landing and five good sized bedrooms, including a master and a second bedroom with en-suite. There is also a modern and spacious family bathroom. The property benefits from off-road parking, solar panels, a heat source pump, double glazing, and an integral garage.





LOCAL AUTHORITY


Flyde

TENURE

Freehold

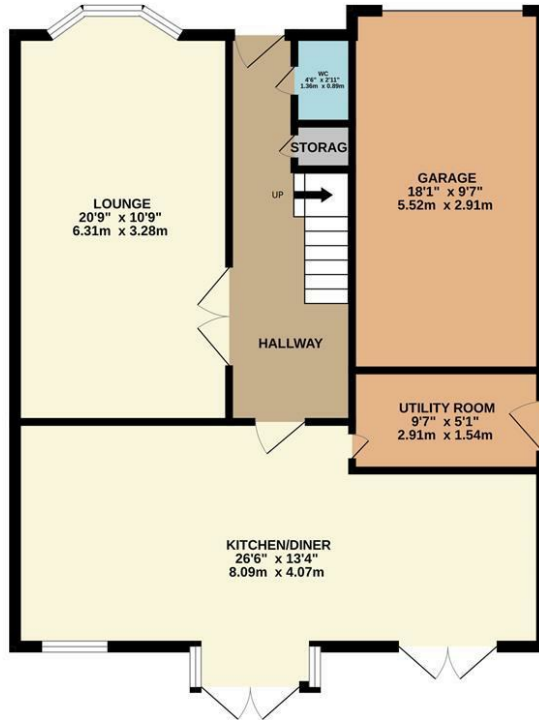
COUNCIL TAX BAND

F

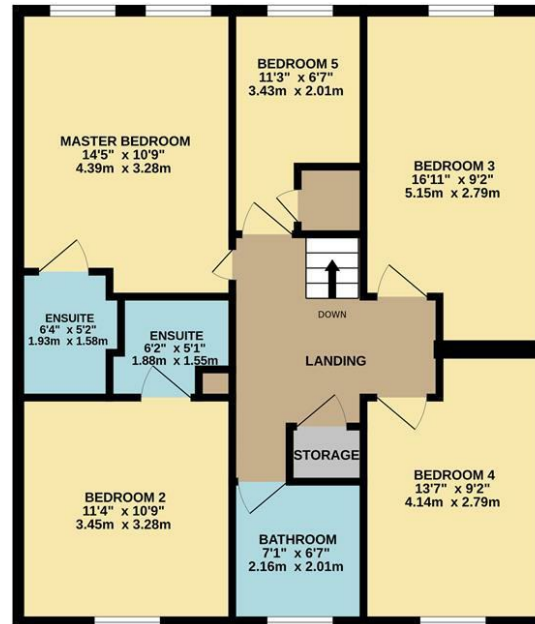
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 1663 sq.ft. (154.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Wainwright
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