



ESTATE AGENTS • VALUER • AUCTIONEERS



19 Townshill Drive, Kirkham

- Modern Semi Detached House
- Hallway & Cloaks/WC
- Lounge & Fitted Dining Kitchen
- Three Bedrooms
- En Suite Shower Room/WC & Bathroom/WC
- Gardens to the Front & Rear
- Garage & Wide Driveway Providing Excellent Off Road Parking
- Gas Central Heating & Double Glazing
- Viewing Recommended
- Freehold, Council Tax Band C & EPC Rating B

£260,000

VIEWING: Strictly by appointment through 'John Ardern & Company'



www.johnardern.com



19 Townshill Drive, Kirkham

GROUND FLOOR

HALLWAY

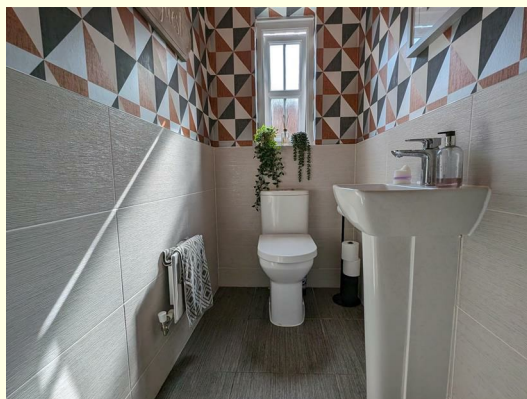
5.18m x 1.93m min (17' x 6'4 min)

Approached through an outer door with an inset obscure double glazed leaded decorative panels. Corniced ceiling. Turned staircase leads to the first floor with a spindled balustrade. Understair cloaks/store cupboard with a wall light. Single panel radiator. Wall mounted room thermostat. Laminate wood effect flooring. White panelled doors leading off.

CLOAKS/WC

1.93m x 1.04m (6'4 x 3'5)

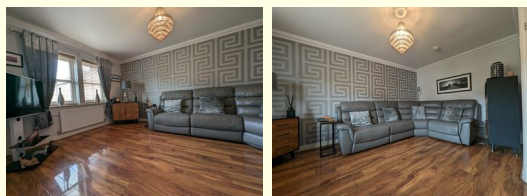
Obscure double glazed opening window to the side elevation. Two piece white suite comprises: Low level WC. Pedestal wash hand basin with a centre mixer tap. Part tiled walls and floor. Single panel radiator. Overhead light and ceiling extractor fan.



LOUNGE

4.67m x 3.45m max (15'4 x 11'4 max)

Tastefully presented principal reception room. Two UPVC double glazed opening windows overlook the front aspect. Fitted window blinds. Single panel radiator. Television aerial point. Corniced ceiling. Telephone/internet point. Matching laminate wood effect flooring.



DINING KITCHEN

5.03m x 2.92m (16'6 x 9'7)

Full width open plan family Dining Kitchen. To the Kitchen area is a double glazed window overlooking the rear garden. Two side opening lights and fitted roller blind. Range of eye and low level cupboards and drawers. Blanco one and a half bowl stainless steel single drainer sink unit with a centre mixer tap. Set in laminate working surfaces with matching splash back. Concealed downlighting and plinth lighting. Built in appliances comprise: AEG five ring gas hob. Brushed chrome splash back and an illuminated extractor canopy above. AEG electric double oven and grill. AEG microwave. Integrated Electrolux fridge/freezer. AEG dishwasher and Candy washing machine. all with matching cupboard fronts. Wall mounted concealed Worcester gas central heating boiler. Matching wood effect laminate flooring. To the Dining Area is a double panel radiator and television aerial point. UPVC double glazed double opening French doors overlook and give direct access to the rear family garden. Matching full length panels to either side. Fitted roller blinds.



FIRST FLOOR LANDING

3.25m x 2.54m max (10'8 x 8'4 max)

(max L shaped measurements) Spacious landing area approached from the previously described staircase. Matching spindled balustrade. Access to the loft space via a pull down ladder, we understand the loft is boarded and has a light. Wall mounted central heating programmer control. Built in airing cupboard houses a hot water cylinder and has pine shelving for linen storage. White panelled doors lead off.

BEDROOM ONE

3.76m x 3.23m (12'4 x 10'7)

UPVC double glazed window overlooks the front aspect. Two side opening lights. Fitted window blinds. Single panel radiator. Television aerial point. Door leading to the En Suite.

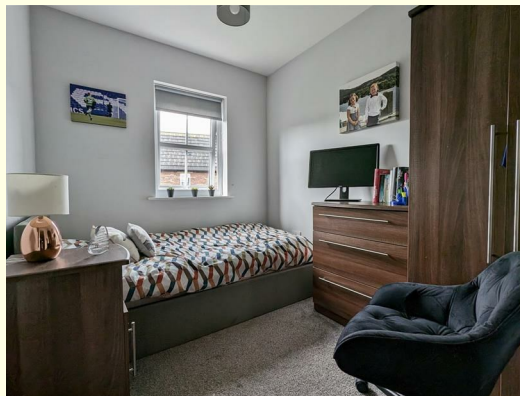
19 Townshill Drive, Kirkham



EN SUITE SHOWER/WC

2.34m into shower x 1.14m (7'8 into shower x 3'9)

Obscure double glazed opening window to the front elevation. Three piece white suite comprises: Full width shower cubicle with sliding glazed doors and a plumbed shower. Pedestal wash hand basin with a centre mixer tap. Wall mounted shaving socket. Low level WC. Ceramic tiled floor and part tiled walls. Heated ladder towel rail in matte black. Two inset ceiling spot lights and extractor fan.



BATHROOM/WC

2.51m x 1.68m (8'3 x 5'6)

Obscure double glazed opening window to the side elevation. Three piece white suite comprises: Panelled bath with a centre mixer tap, overbath shower and pivoting glazed shower screen. Pedestal wash hand basin with a centre mixer tap. Low level WC completes the suite. Ceramic tiled floor and part tiled walls. Four inset ceiling spot lights and extractor fan. Heated ladder towel rail in matte black.



BEDROOM TWO

2.82m x 2.69m (9'3 x 8'10)

Second double bedroom. UPVC double glazed window overlooks the rear elevation. Two side opening lights. Single panel radiator. Television aerial point.



OUTSIDE

To the front of the property is an open plan garden laid to lawn with inset maturing shrubs. A stone flagged pathway leads to the front covered entrance with a wall mounted coach light. A wide adjoining block paved driveway provides excellent off road parking for a number of cars and leads down the side of the property to the Garage. External gas and electric meters. Timber gate give rear garden access.

To the immediate rear is a good sized enclosed family garden enjoying a sunny south facing aspect. With a stone flagged patio and matching pathways. Rear newly laid lawn with an adjoining raised decked timber entertaining patio. Garden tap.



BEDROOM THREE

2.84m x 2.21m (9'4 x 7'3)

UPVC double glazed opening window overlooks the rear elevation. Fitted roller blind. Single panel radiator.



GARAGE

5.36m x 2.84m (17'7 x 9'4)

Detached brick garage approached through an up and over door. Pitched and tiled roof. Power and light connected.

CENTRAL HEATING

The property enjoys the benefit of gas fired central heating from a Worcester boiler in the Kitchen serving panel radiators and domestic hot water.

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DOUBLE GLAZING

Where previously described the windows have been DOUBLE GLAZED

CCTV

The property has external CCTV fitted which is included in the sale.

TENURE FREEHOLD/COUNCIL TAX

The site of the property is held Freehold. Council Tax Band C

MAINTENANCE

A management company has been formed to administer and control outgoing expenses to common parts. A figure of approximately £130 per annum is currently levied.

INTERNET CONNECTION/MOBILE PHONE SIGNAL

Ultrafast Full Fibre Broadband is currently available. Further information can be found at <https://www.openreach.com/broadband-network/fibre-availability>

LOCATION

This delightful three bedroomed semi detached family house, was constructed in 2017 by Story Homes and is situated on the popular Brookwood Park development. Brookwood Park is conveniently placed for both Wrea Green village and Kirkham town centre with its shopping facilities, amenities, primary and secondary schools, including Kirkham Grammar. The M55 motorway access is also within minutes driving distance. Internal viewing essential.

VIEWING THE PROPERTY

Strictly by appointment through 'John Arden & Company'.

INTERNET & EMAIL ADDRESS

All properties being sold through John Arden & Company can be accessed and full colour brochures printed in full, with coloured photographs, on the internet: www.johnardern.com, rightmove.com, onthemarket.com, Email Address: zoe@johnardern.com

Consumer Protection from Unfair Trading Regulation

John Arden & Company for themselves and their clients declare that they have exercised all due diligence in the preparation of these details but can give no guarantee as to their veracity or correctness. Any electrical or other appliances included have not been tested, neither have drains, heating, plumbing and electrical installations. All purchasers are recommended to carry out their own investigations before contract. Details Prepared May 2024

19, Townhill Drive, Kirkham, PR4 2SG



Total Area: 87.3 m² ... 940 ft²

All measurements are approximate and for display purposes only



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www.johnardern.com

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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