



32 Foxwood Drive, Kirkham, Preston, PR4 2DS

Price: £349,950

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	68	

- Gas central heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Sought after location
- Attractive bathroom
- En-Suite Master Bedroom
- Double garage conversion to entertainment room

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FULL DESCRIPTION

This stunning and probably the best property in this location, offers a fantastic position overlooking a pond and offers easy access to motorway links, supermarkets and the market town of Kirkham. The home provides contemporary living accommodation with four large bedrooms each can accommodate double beds, master bedroom en suite, a modern fully integrated kitchen with ground floor WC and sliding doors to a fabulous entertaining area to the rear with artificial grass. The double garage has been converted into a bar and leisure space but can easily be reconvered to a garage. The property has a two car driveway to the front. Internal viewing essential!

TENURE

The property is **Freehold**

COUNCIL TAX

Band "E"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

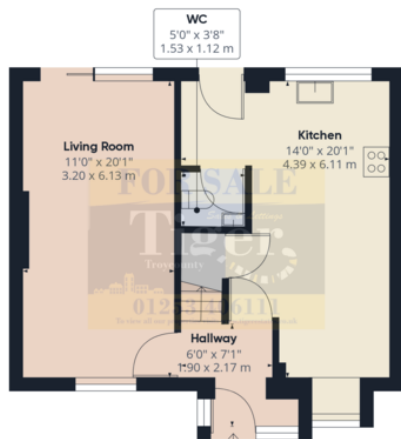
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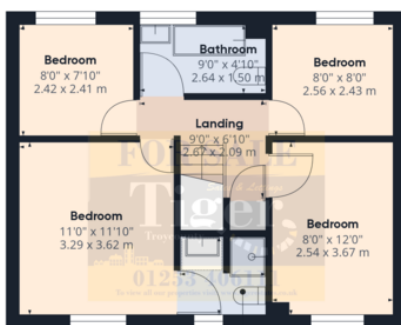
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
995.34 ft²
92.47 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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