



Flat (EPC Rating: C)

**3B POULTON STREET, KIRKHAM, PRESTON,  
PR4 2AA**  
Per Month  
**£525 Per**

# 1 Bedroom Flat located in Preston

Welcome to Poulton Street...

Situated in the heart of the sought-after market town of Kirkham, this beautifully presented second floor flat at 3b Poulton Street offers a wonderful blend of character, comfort and modern living.

Accessed via a communal staircase (please note there is no lift), the flat is completely self contained and finished to a high standard throughout, creating a welcoming and stylish home from the moment you step inside. Exposed beams add charm and personality, giving a nod to the building's character while being perfectly balanced with contemporary features.

## Inside you will find:

The spacious living room is a real highlight, offering generous proportions and plenty of natural light. It provides ample space for both relaxing and entertaining, making it an inviting central hub of the home.

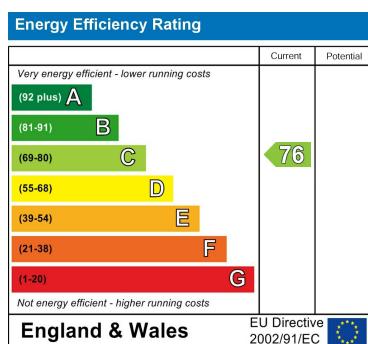
The modern fitted kitchen is thoughtfully designed and well equipped, featuring a washing machine, fridge and freezer, along with ample storage and worktop space to suit everyday living.

The double bedroom is comfortable and well sized, offering a peaceful retreat with room for bedroom furniture. The bathroom is spacious and well appointed, finished to a modern standard and designed for both practicality and comfort.



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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.