



## Old Tarnbrick Way, Kirkham, PR4 2SA

- Detached Four Bedroom Family Home
- Located Just Outside Wrea Green Within Close Proximity to Schools, Amenities and Excellent Transport Links
- The Property Benefits from Four Double Sized Bedrooms and Three Bathrooms
  - Laid to Lawn Gardens to the Front and Rear
  - EPC = B
- Situated on the Much Sought After Brookward Park Development - Ex Show Home built 2018
- Fantastic Orangery added to the Rear with Underfloor Heating
- 1,625 sq ft of space including a useful and spacious storage room
- Block Paved Driveway Providing Ample Off Road Parking. EV Charging Point
- Part Furnished Available - One Month Advance Rent payable plus a Bond of £1,650

Contact Annette & Team Tempo **NOW**

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# Old Tarnbrick Way, Kirkham PR4 2SA

Tempo are delighted to bring to the rental market this detached four bedroom family home. Situated on the much sought after Brookward Park development located just outside Wrea Green and within close proximity to schools and amenities with excellent transport links. The Property benefits from four double sized bedrooms and three WC's. Briefly comprises of Entrance Hall, Lounge, Dining Room, Spacious Kitchen opening to a Fantastic Orangery, Ground Floor WC and a garage which has been converted into a spacious storage room. The First Floor has a Master Bedroom with en-suite, three further fitted Double Bedrooms and Family Bathroom complete the living accommodation. Laid to lawn gardens to the front and rear and block paved driveway including EV Charging Point provides ample off road parking. UPVC double glazing and gas central heating throughout. Part Furnished Available. EPC = B. One Month Advance Rent payable plus a Bond of £1,650



Council Tax Band: F

Deposit: £1,650



## Entrance Hall

The entrance hall welcomes you with a bright and airy atmosphere, featuring a staircase with wooden banisters leading to the first floor. The hallway is finished with neutral carpeting and light walls, creating a warm and inviting space with natural light from a window above the stairs.

## Lounge

16'6" x 13'2"

This lounge offers a cosy and comfortable setting with a large bay window flooding the room with natural light. It is carpeted in a soft grey tone and decorated with a striking feature wall behind a traditional fireplace. The room flows seamlessly into the adjacent dining room, creating a versatile space for relaxing or entertaining.

## Dining Room

11'10" x 11'8"

The formal dining room, adjoining the lounge, is spacious and carpeted in the same soft grey, creating a cohesive feel between the two rooms. It features patio doors to the rear garden, allowing plenty of natural light. The room is well suited for family meals or entertaining guests, with neutral walls providing a versatile backdrop.

## Kitchen

9'11" x 21'8"

Modern fitted kitchen housing range of eye and base level units in white gloss with contrasting worktops, breakfast bar and splashback. Built in double oven and eye level microwave, five ring gas hob with cooker hood and splashback above. Under counter washing machine, integrated dishwasher and 1.5 bowl sink with drainer and mixer tap. Space for dining table, panel radiator, inset spotlights. Open plan to the Orangery

## Orangery

8'10" x 18'4"

The orangery is a bright and inviting space with a glass roof and large glazed doors to both sides opening to the garden. It offers views over the lawn and seating area, creating a lovely spot to relax and enjoy the outdoors while being sheltered. The light, neutral flooring complements the airy feel of this room and benefits from underfloor heating.

## Store Room

17'2" x 10'3"

Converted from the original garage, this versatile room provides ample storage space.

## Landing

The landing on the first floor is well lit by a skylight and provides access to all bedrooms and bathrooms. It features wooden banisters matching those in the entrance hall, with neutral carpeting that flows throughout the upstairs.

## Bedroom 1

17'6" x 10'6"

The principal bedroom is a spacious and comfortable room with a large window letting in plenty of daylight. It has a fitted wardrobe providing useful storage and benefits from an en-suite shower room with modern fixtures and tiling, styled for convenience and privacy.

## Ensuite

The en-suite bathroom attached to the master bedroom is compact and contemporary, featuring a walk-in shower, a pedestal basin, and a WC. The walls and floor are tiled in coordinating neutral tones, enhancing the room's clean and fresh ambiance.

## Bedroom 2

11'3" x 13'3"

Bedroom 2 is a generously sized room with a large window and carpeted flooring and with fitted wardrobes.

## Bedroom 3

12' x 13'1"

Bedroom 3 offers a cosy and bright room with a window overlooking the exterior. It is carpeted and decorated in neutral tones, offering a flexible space for a guest room. With fitted wardrobes.

## Bedroom 4

12' x 9'1"

Bedroom 4 is a smaller bedroom with a window providing natural light. It has carpet flooring and neutral walls, suitable as a nursery, office, or guest bedroom. With fitted wardrobes.

## Bathroom

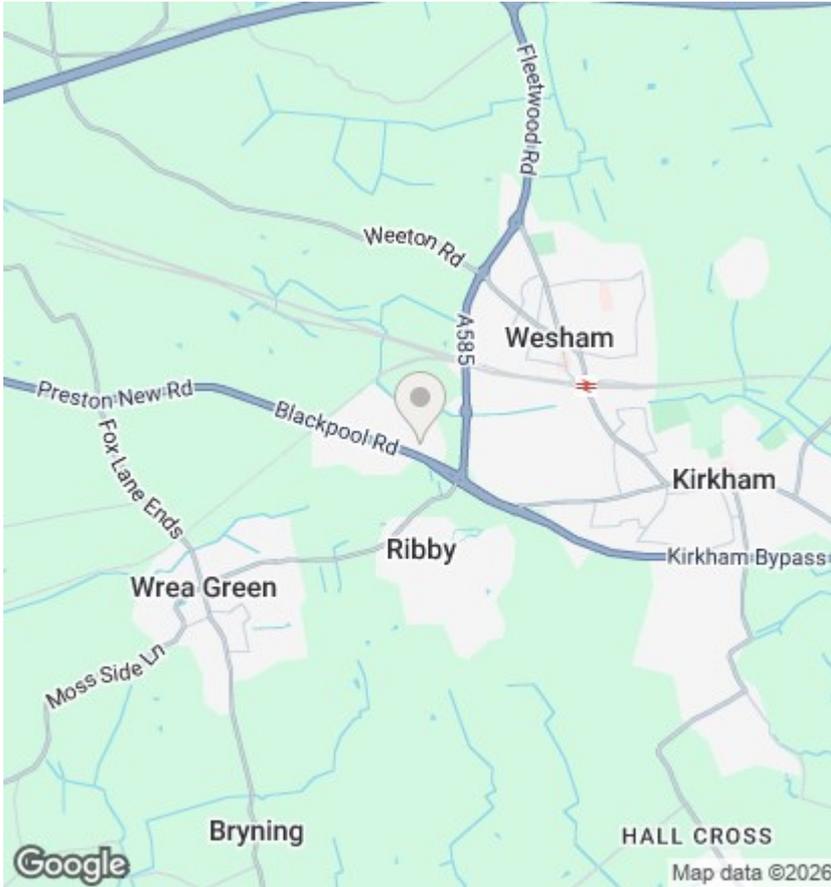
The family bathroom is fitted with modern, light-coloured tiles and includes a bath with a glass shower screen, a separate shower enclosure, a pedestal washbasin, and a low-level WC. The room is brightened by a frosted window and designed to be practical and stylish.

## Rear Garden

The rear garden is beautifully maintained with a large, well-kept lawn bordered by flowerbeds and shrubs. At the far end, there is a decking area with a pergola housing comfortable outdoor seating, ideal for entertaining or relaxing outdoors in privacy.

## Front Exterior

The front exterior of the property presents a charming facade with a combination of brickwork and stone detailing. It features a block paved driveway with EV charger, a neatly trimmed hedge lining the garden, creating an attractive and welcoming entrance.



## Notice

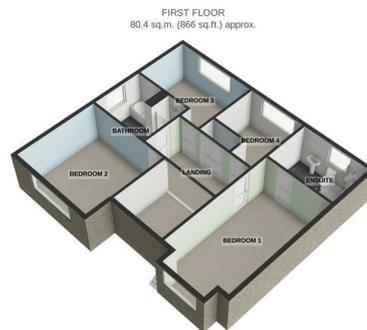
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## Viewings

Viewings by arrangement only. Call 01772 633399 to make an appointment.

## EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(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	



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