

## Wesham Park Drive Wesham, Preston, PR4 3EF

- Modern First-Floor Apartment
- Open-Plan Kitchen Living Area
- Gas Central Heating and UPVC Double Glazed Windows
- Close to Shops and Amenities
- Semi Furnished Including White Goods
- Two Spacious Double Bedrooms
- Main Bedroom With En-Suite & Bathroom
- Allocated Parking Space
- Minutes From Kirkham & Wesham Railway Station
- EPC = B

Contact Annette & Team Tempo **NOW**

**01772 633399**  
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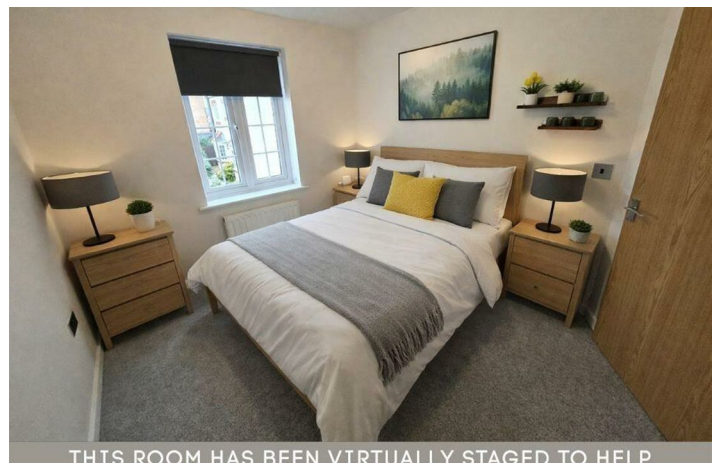
# Wesham Park Drive, Wesham, Preston PR4 3EF

Tempo is delighted to introduce this modern and spacious first-floor flat, located on Wesham Park Drive, in the desirable area of Wesham. Decorated and new lighting throughout. This well-presented apartment features two generous double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space. The property boasts a bright and inviting open plan lounge diner and kitchen, perfect for relaxation or entertaining guests. With two bathrooms, including an en-suite, convenience and privacy are assured. The flat is designed to offer a contemporary lifestyle, with ample space and modern finishes throughout. Nestled in a sought-after location in Wesham, this apartment is conveniently close to local shops and amenities, ensuring that daily necessities are just a short stroll away. Additionally, excellent transport links with Kirkham make commuting and exploring the surrounding areas effortless. This property presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Don't miss the chance to make this charming flat your new home! Early viewing highly recommended. EPC = B



Council Tax Band: A

Deposit: £795



THIS ROOM HAS BEEN VIRTUALLY STAGED TO HELP

## **Entrance**

Communal entrance hallway with intercom phone system. Rear door leads to car park. Stairs lead to entrance to flat on the left.

## **Entrance Hall**

L shaped entrance hall with wall mounted telephone intercom and heating controller. Two walk in storage cupboards, one housing boiler, with sensor lights. Modern ceiling light, inset doorman, panel radiator and wall mounted mirror.

## **Open Plan Kitchen Living Room**

Beautifully presented modern open plan lounge, dining area and kitchen. Two leaded uPVC windows to front elevation allowing ample natural light to enter. Two panel radiators, inset spotlights and wood flooring throughout. Settee and table and chairs for relaxing and dining included. Kitchen area features eye and base level units in grey with complimentary worktop. Built in Indesit Oven and Hisense hob with cooker hood and splashback above. Undercounter Indesit washer dryer and freestanding Candy fridge freezer. Stainless steel 1.5 sink with drainer and mixer tap and extractor fan.

## **Bedroom One**

Spacious double bedroom with double bed, wardrobe, panel radiator, modern ceiling light and uPVC window to rear elevation with blind. Door leads to en-suite.

## **En Suite**

Three piece suite in white comprising: low flush WC, hand wash basin with pedestal and step in shower with tile surround and splashback. Frosted uPVC window, panel radiator, tile flooring, inset spotlights, extractor fan and mirrored cabinet.

## **Bedroom Two**

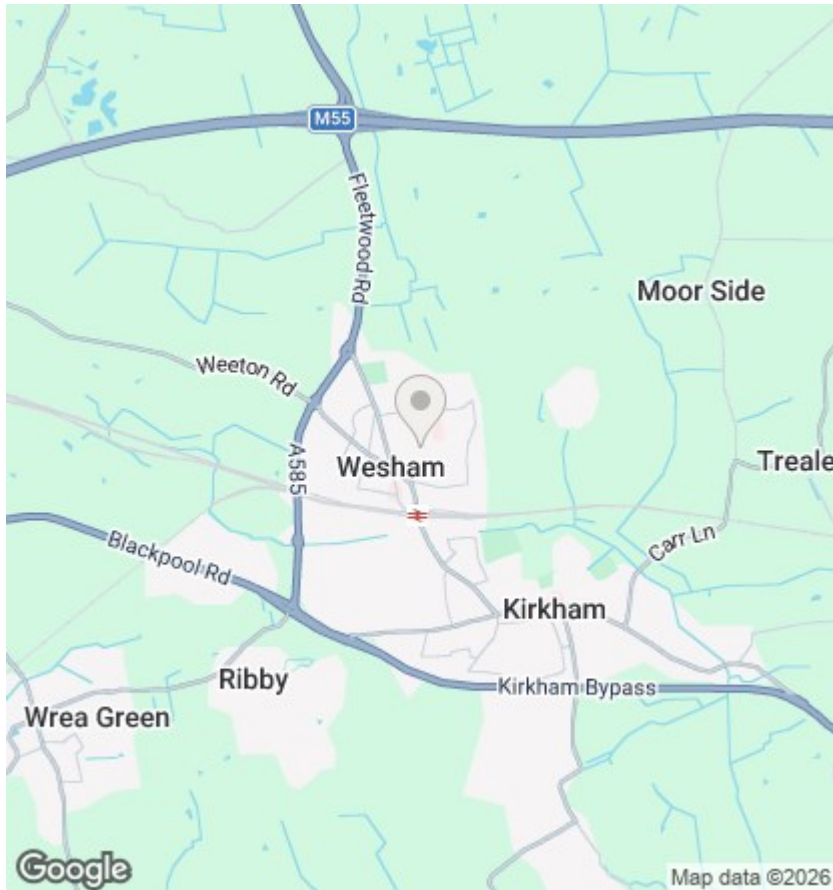
Second double bedroom with uPVC window to front elevation with blind. Modern ceiling light, chest of drawers and panel radiator.

## **Bathroom**

Modern bathroom with three piece suite in white comprising: low flush WC, hand wash basin with pedestal and panel bath. Tile flooring, tile splashback, extractor fan, inset spotlights and panel radiator.

## **External**

Lawned communal areas externally. Allocated parking space to rear of the property along with visitors parking.



## Notice

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

## 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		
(81-91) B	83	83
(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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