



Whittingham Place, Whitehall Drive, Broughton, Pres

Offers Over £144,250

** This is an affordable housing property under a discounted open market value scheme with purchasers being subject to qualifying criteria **

Ben Rose Estate Agents are pleased to present to market this charming two-bedroom home on the brand new Whittingham Place development in Broughton, Preston. This property, which is part of the Affordable Housing Scheme, is ideal for first-time buyers. Situated towards the far side of the development, it benefits from an open aspect view to the front and offers easy travel links via the nearby M6, as well as routes to Preston and The Lake District.

As you step into this lovely home, you are welcomed by an inviting entrance hallway, with a convenient WC and staircase located just off. Moving further in, you'll find the heart of the home, an open plan lounge and kitchen set in an 'L'-shaped configuration. The lounge area offers plenty of space for a full settee suite and features sliding door access to the rear garden. Under stair storage can also be found here. The modern fitted kitchen boasts an integrated hob/oven and provides additional space for your freestanding appliances.

Heading up to the first floor, you'll find the two double bedrooms. The master bedroom offers an open aspect view to the front, adding a touch of serenity to your space. The modern three-piece family bathroom includes an over-the-bath shower, perfect for your daily convenience.

Moving outside, the property offers two private parking bays in front of the property. To the rear, you'll find a garden featuring a lawn and a patio area, perfect for outdoor gatherings and relaxation.

In summary, this is a fantastic opportunity to own a brand new property. With easy access to major travel links and local amenities, this home is perfect for first-time buyers looking to settle into a modern and comfortable living space. Don't miss the chance to make this your new home!



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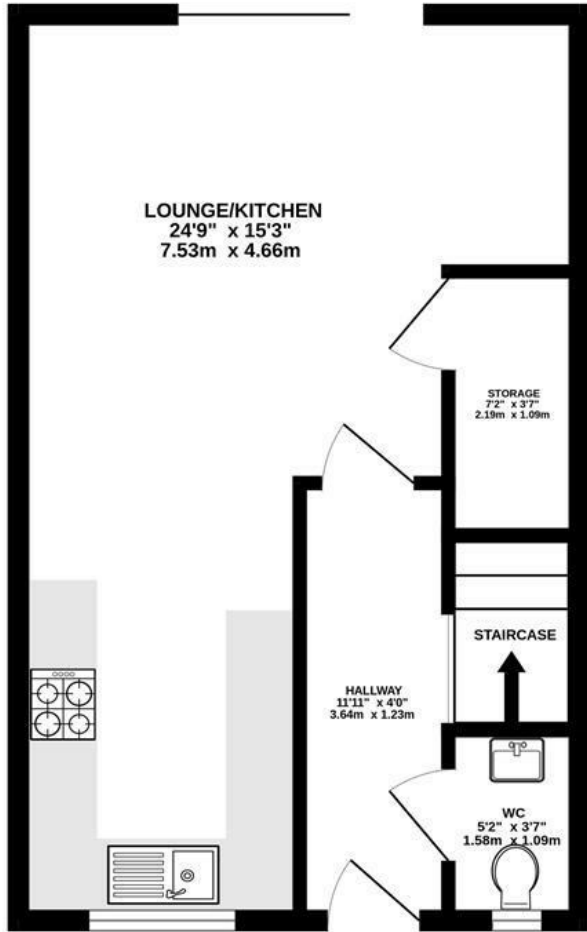
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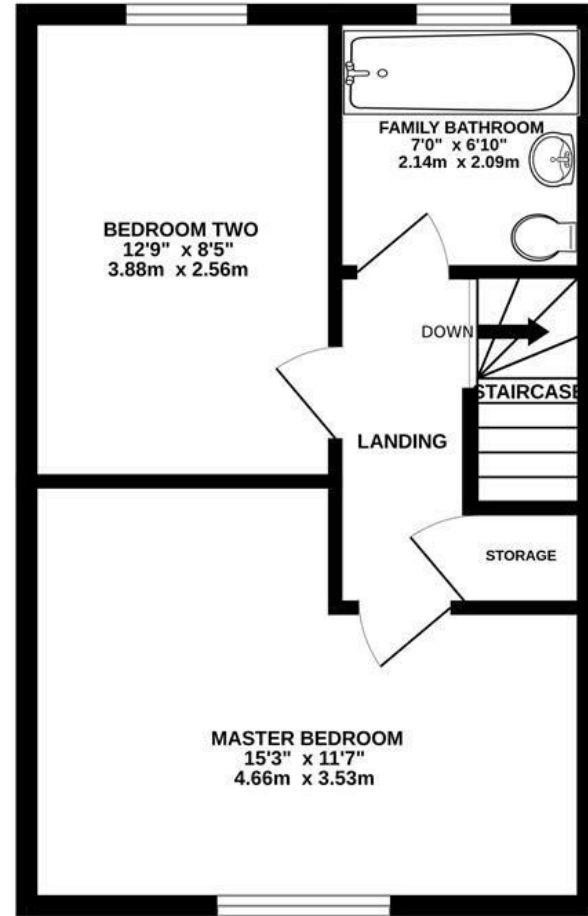
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GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	

