



**Cameron Avenue, Whittingham, Preston**

**Offers Over £195,000**

Ben Rose Estate Agents are pleased to market this charming three-bedroom semi-detached home, located on a modern estate in the village of Whittingham, near Preston.

This property is offered with NO CHAIN and key features include; a private driveway, an enclosed rear garden, and close proximity to major transport links.

The well-presented home is situated in a popular area and comprises of a fitted kitchen, a ground floor WC, and a spacious lounge/diner with a storage cupboard.

The first floor includes two good sized double bedrooms, with the third bedroom offering fitted wardrobes. A three-piece bathroom completes this level.

In the lounge french doors open onto a easily maintained rear garden with a patio, paving, and a lawn of artificial grass. At the front of the house, there is a driveway with spaces for two vehicles.

Whittingham offers excellent local amenities, including shops, a pub, a post office, a pharmacy, and a fish and chip shop. The property is also conveniently close to the town of Longridge, which provides a wider range of shops, supermarkets, and facilities.





















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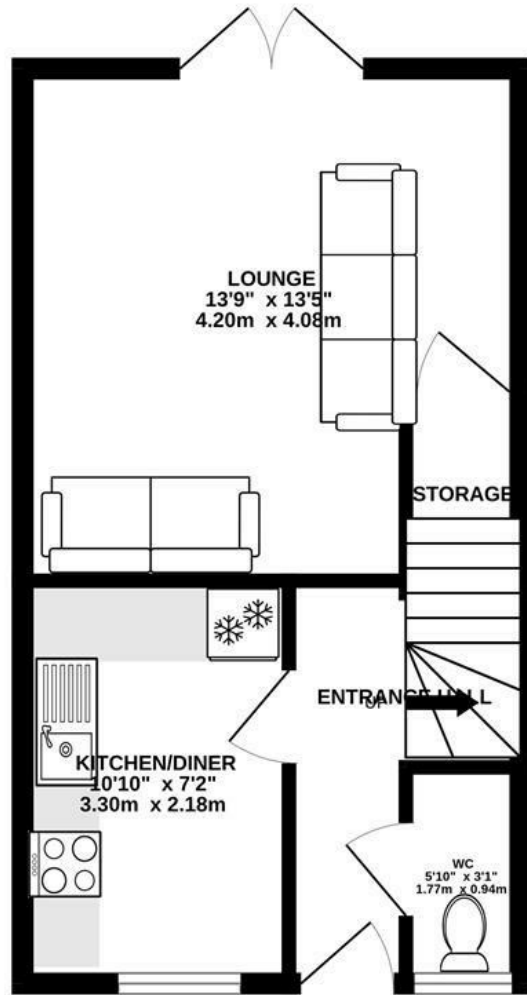
BEN  ROSE



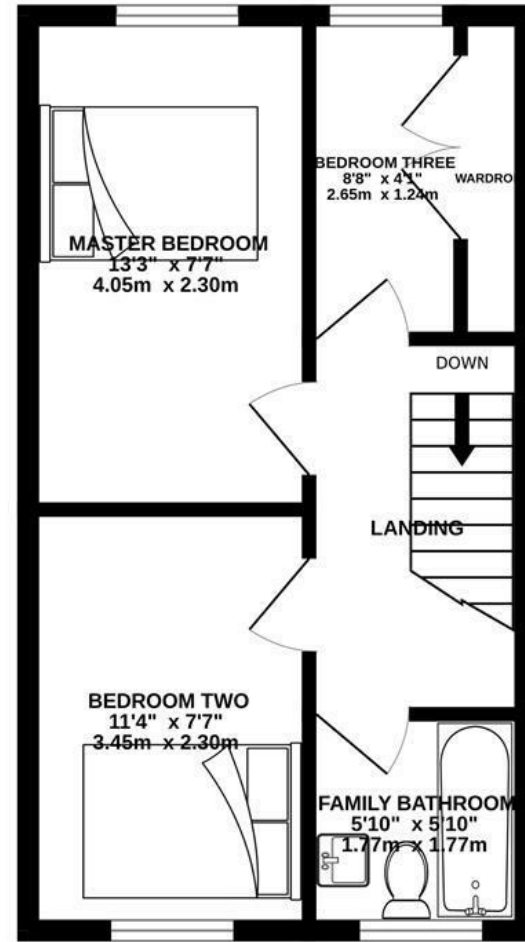




GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>79</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

