



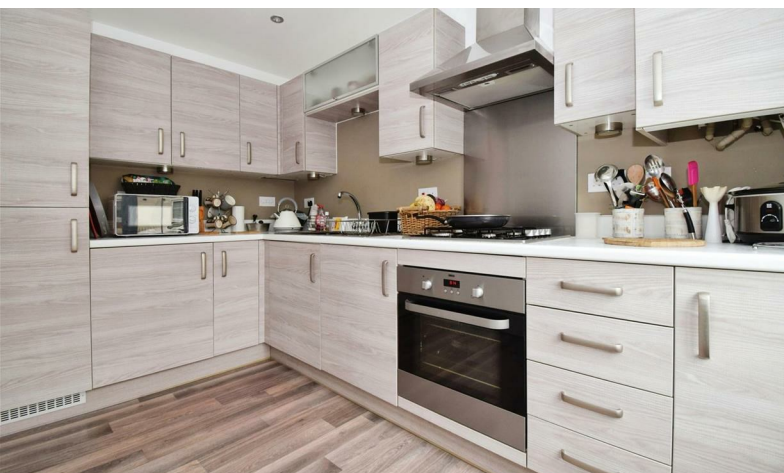
## 6 Tattersall Road

Whittingham, Preston, PR3 2JF



£195,000

Holdens are pleased to bring to the market this lovely three bedroomed mid terraced property in a very popular residential area being very handy village facilities and motorway access. This lovely home offers: Ground floor WC, modern fitted kitchen, lounge/diner with French doors, three bedrooms, bathroom. The property is perfect for a First Time Buyer or a buyer downsizing. Parking for two at the front and a pleasant established rear garden with canopy to enjoy an evening with family and friends. gas central heating, double glazed. A low maintenance property. Early viewing recommended. Freehold. Council Tax Band B.







## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door, doors to WC, kitchen, living room, stairs to first floor.

### WC

6'1" x 2'11" (1.877m x 0.894m)

uPVC double glazed window to front, WC, sink with pedestal, radiator, Vinyl flooring, downlights.

### Kitchen

7'3" x 11'0" (2.221m x 3.369m)

uPVC double glazed window to front, wall and base units, worksurfaces, one and a half bowl stainless steel sink and drainer, oven with grill, four ring gas hob with extractor, stainless steel splashback, radiator, downlights, built-in fridge/freezer, built-in washing machine, cupboard housing the boiler.

### Living/dining Room

14'3" x 14'4" (4.362m x 4.372m)

uPVC double glazed French doors and windows to rear, radiator, storage cupboard under stairs, shutters for French doors.

## FIRST FLOOR

### Landing

Attic access, doors to three bedrooms and bathroom.

### Bedroom

8'11" x 6'2" (2.730m x 1.888m)

Upvc double glazed window to rear, radiator.

### Bedroom

13'6" x 7'10" (4.124m x 2.403m)

uPVC double glazed window to rear, radiator.

### Bedroom

7'11" x 11'10" (2.414m x 3.607m)

uPVC double glazed window to front, radiator.

### Bathroom

6'1" x 6'2" (1.876m x 1.903m)

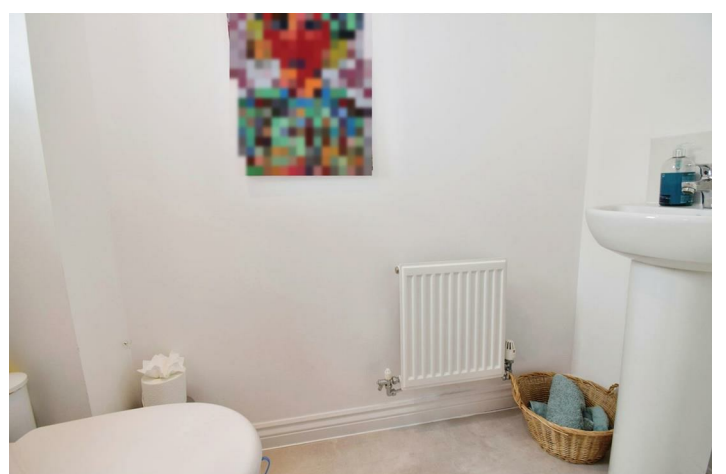
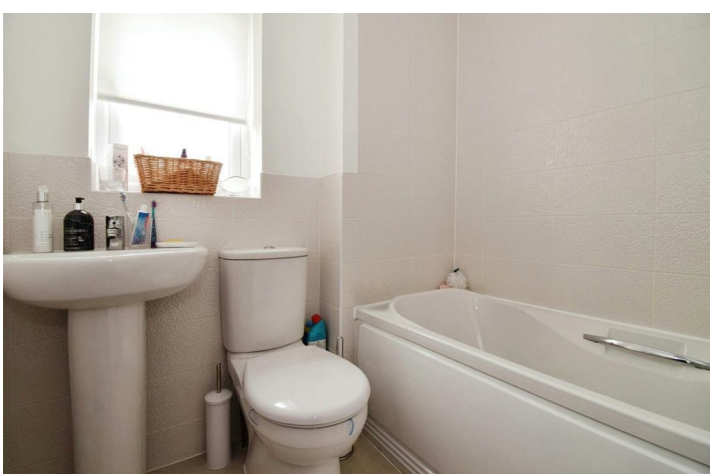
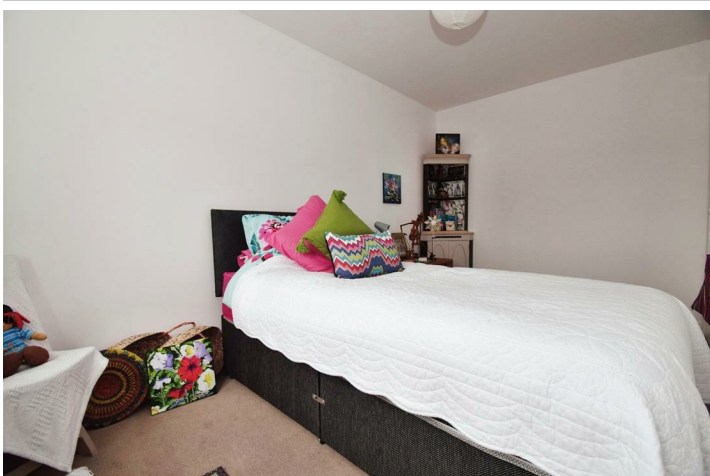
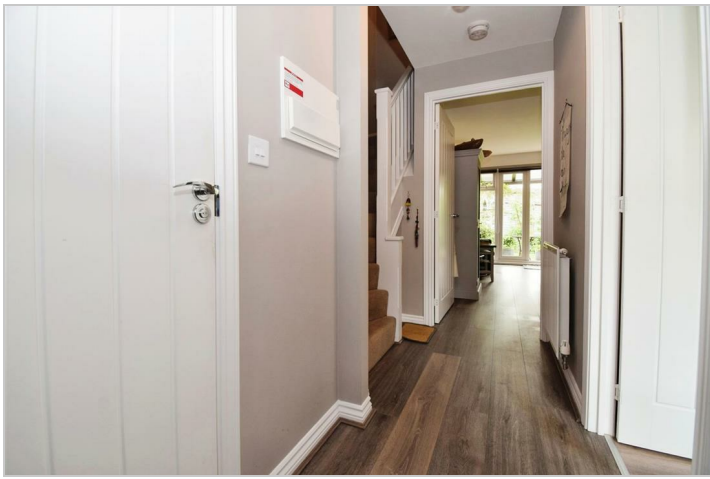
uPVC double glazed window to front, radiator, sink with pedestal, WC, bath with shower, Vinyl flooring, down lights.

## EXTERNALLY

To the front there is driveway parking for two cars, paved pathway, flower beds. To the rear there is an established garden comprising of: flagged patio and gravelled areas, canopy, flagged path to side, fenced all round, shed, small lawn area, flower beds, outdoor tap.

## PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.





## Road Map



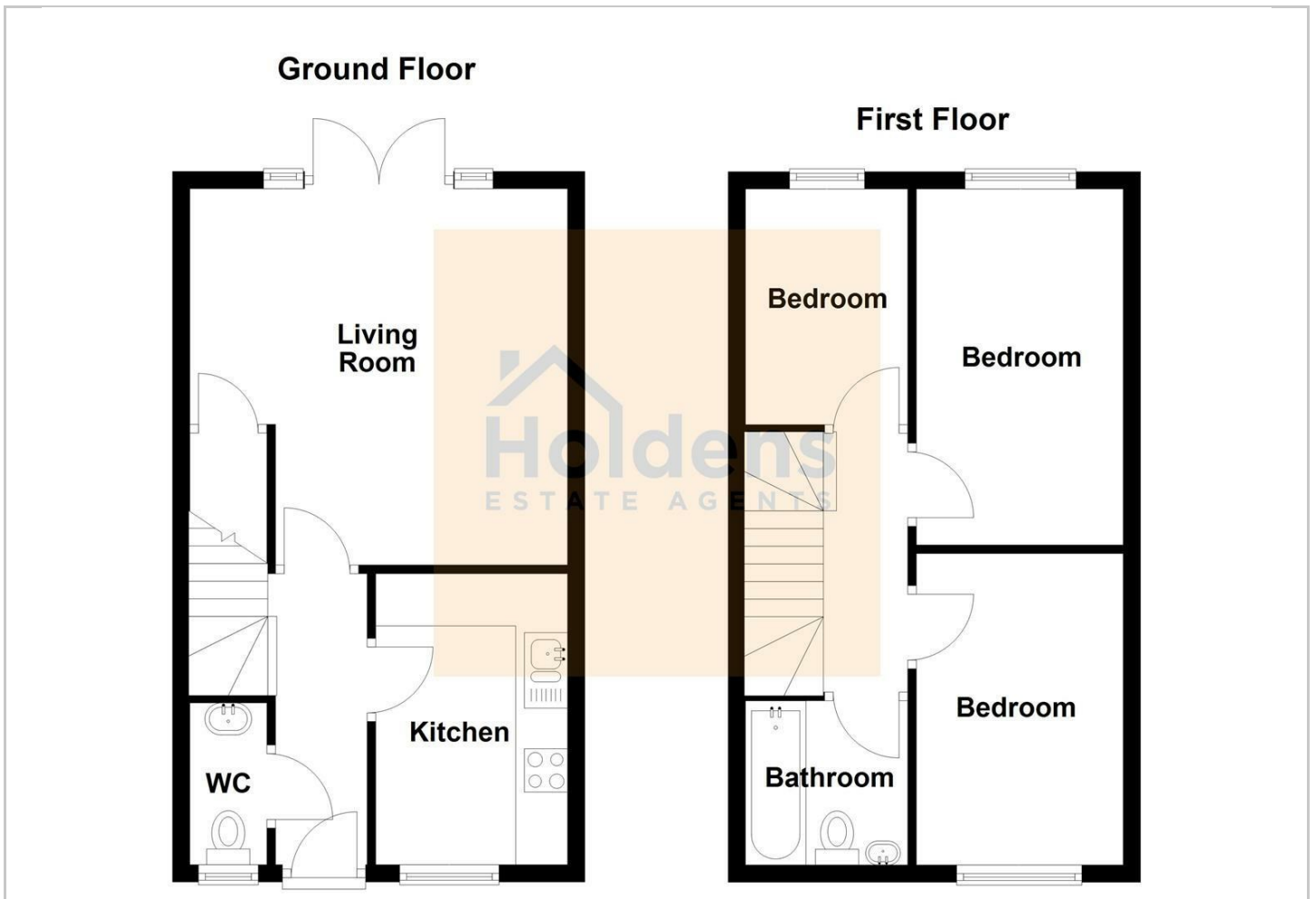
## Hybrid Map



## Terrain Map



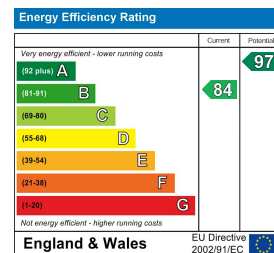
## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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