



**Palmour Road, Whittingham, PR3 2LG**

**£215,000**

**PRICED TO SELL NOW!!!** Modern semi detached house on popular development. Stunning 28' living dining kitchen, 3 double bedrooms plus contemporary bathroom, en suite & WC. **MUST BE VIEWED!!!**



# 9 Palmour Road, Whittingham, PR3 2LG

We are delighted to offer for sale this modern semi detached house located in a popular village with access to amenities and transport links.

Constructed in 2018 the property still benefits from over 3 years of its new home structural warranty. As you would expect the property benefits from gas central heating and PVCu double glazing. There is an impressive 28' living dining kitchen with appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus fitted wardrobes to bedroom 1. There are ample sockets and media points to the property. The home is ready to move in with flooring included.

To the ground floor is an entrance hall, impressive living dining kitchen plus WC. There are 2 double bedrooms plus a family bathroom off the first floor landing. The top floor hosts the master bedroom with en suite.

Externally the property has easy to maintain gardens with patio, artificial turf and decking plus external tap and socket. There is driveway parking for 2 cars.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

## Entrance Hall

With fitted flooring.

## Living Dining Kitchen 28'11"(max) x 13'9"(max) (8.82m(max) x 4.21m(max))

A light through room having a comprehensive range of modern wall and base units with complimenting laminate worktops. With oven, hob, hood, fridge freezer and washing machine plus 1.5 sink and mixer tap.

With French doors leading to the rear garden.

## WC 5'4" x 3'1" (1.63m x 0.94m)

Having contemporary white sanitary ware plus tiling.

## FIRST FLOOR

### Landing

With fitted carpets.

## Bedroom 2 13'10"(max) x 11'6"(max) (4.24m(max) x 3.52m(max))

With fitted carpets. Access to store.

## Bedroom 3 10'9" x 7'1" (3.28m x 2.16m)

With carpets and blinds.

## Bathroom 7'1"(max) x 6'2"(max) (2.16m(max) x 1.89m(max))

Having contemporary white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

## SECOND FLOOR

## Bedroom 1 21'0"(max) x 10'5"(max) (6.42m(max) x 3.20m(max))

A light through room with fitted wardrobes, carpets and blinds.

## En Suite 8'10"(max) x 4'8"(max) (2.71m(max) x 1.43m(max))

Having contemporary white sanitary ware with double shower, tiling, chrome ladder radiator, recessed spot lights and vinyl flooring.

## EXTERNAL

Externally the property has easy to maintain gardens with patio, artificial turf and decking plus external tap and socket. There is driveway parking for 2 cars.





