



5 Higham Hall Road

Higham

Offers in the Region of: £239,950

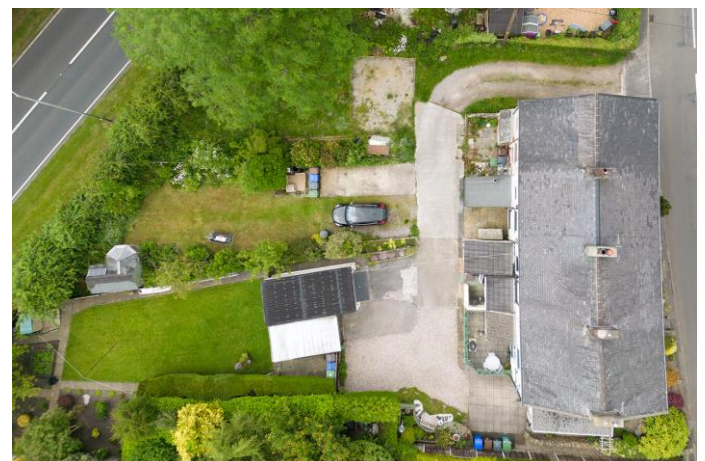


**Pendle Hill
Properties**



*5 Higham Hall Road, Higham
£239,950 Offers in the
Region of*

A two-bedroom mid-terraced property located in Higham briefly comprises a lounge, kitchen/dining room, utility room, downstairs WC, two bedrooms, family bathroom, front and rear garden with a patio and two parking spaces.



LOUNGE

A spacious lounge briefly comprises a multi-fuel burner with mantle, carpeted flooring, ceiling light point, radiator, and a double-glazed window to the front of the property.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, ceramic sink with drainers and mixer tap, space for a fridge-freezer, integrated oven, integrated dishwasher, laminate wood flooring, radiator, ceiling spotlights, and a double-glazed window to the rear.

UTILITY ROOM

Located to the rear of the property the utility room briefly comprises tiled flooring, a ceiling light point, a radiator, space for a washing machine and dryer, and double-glazed doors into the garden.

DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, a pedestal sink, a ceiling light point, and tiled flooring.

BEDROOM ONE

Bedroom one briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the front.

BEDROOM TWO

A double bedroom briefly comprises a ceiling light point, radiator, and a double-glazed window to the rear of the property.

BATHROOM

The bathroom briefly comprises a bath with shower attachment, tiled flooring, storage cabinet sink with a low-level WC, radiator, ceiling spotlights, and a frosted window.

EXTERNAL

To the rear of the property is a patio area providing access to the garden and two parking spaces.

To the front of the property is a garden boasting mature shrubs.

ADDITIONAL INFORMATION

Tenure = Leasehold, peppercorn lease, 878 years left.

Council Tax Band = B



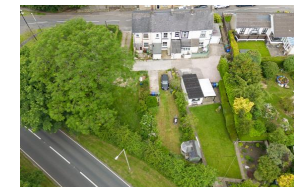
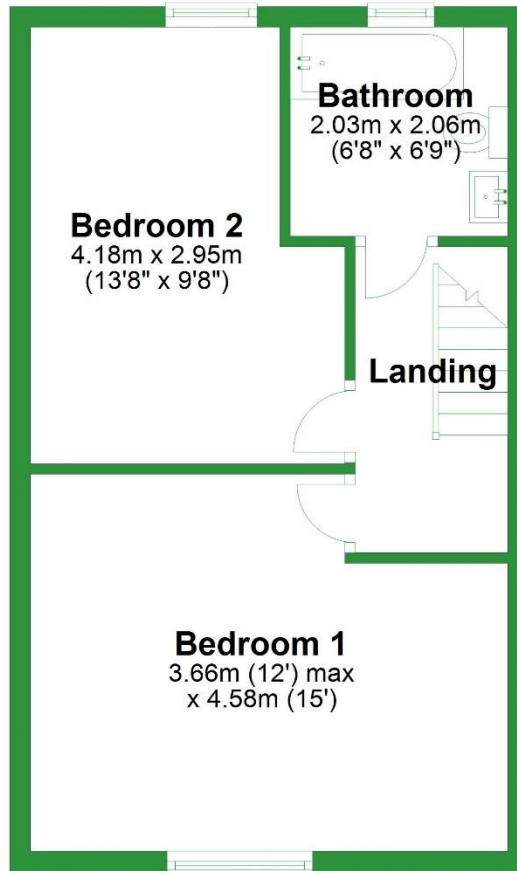
Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Total area: approx. 80.9 sq. metres (870.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



Pendle Hill
Properties

Read: 154 Whalley Road Read BB12 7PN 01282 772048

Longridge: 74 Berry Lane Longridge PR3 3WH 01772 319421

e. info@pendlehillproperties.co.uk

w. www.pendlehillproperties.co.uk