



Cameron Avenue, Whittingham, Preston

Offers Over £179,995

Ben Rose Estate Agents are pleased to present to the market this well presented three-bedroom semi-detached home, situated on a popular and desirable residential estate in the village of Whittingham, near Preston. Offered with NO CHAIN, the property boasts key features such as a private driveway, an enclosed rear garden, and close proximity to excellent transport links.

Whittingham offers a range of local amenities, including shops, a pub, a post office, a pharmacy, and a traditional fish and chip shop. The home is also conveniently located near the town of Longridge, which provides a wider selection of supermarkets, shops, and additional facilities.

The ground floor comprises a fitted kitchen with integrated fridge-freezer, oven and hob, a convenient downstairs WC, and a spacious lounge/diner with a built-in storage cupboard. French doors from the lounge open out to a low-maintenance rear garden, featuring a patio area, paving, and a lawn laid with artificial grass.

Upstairs, the property offers two generously sized double bedrooms, with the third bedroom benefiting from fitted wardrobes. A modern three-piece family bathroom completes the first floor.

To the front of the property is a private driveway with space for two vehicles.

Early viewing is highly recommended to avoid any potential disappointment.







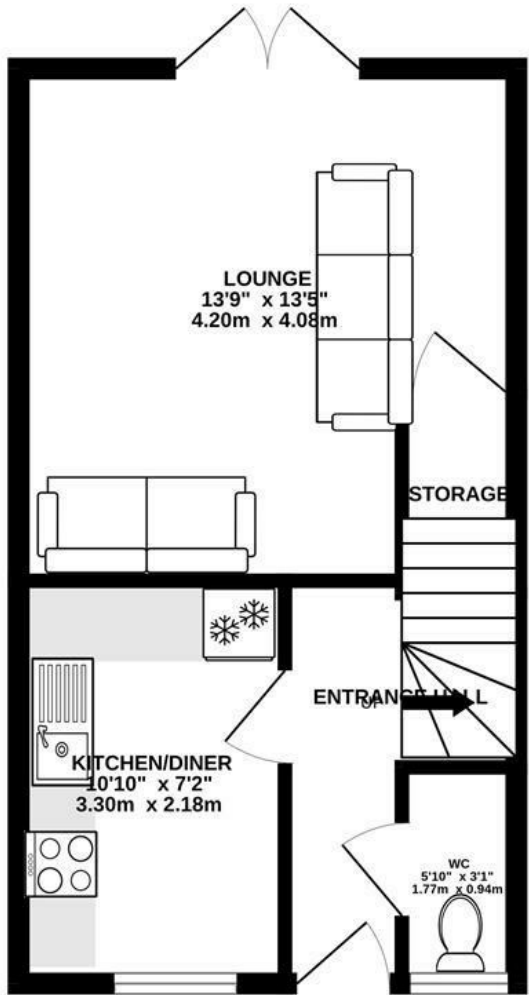




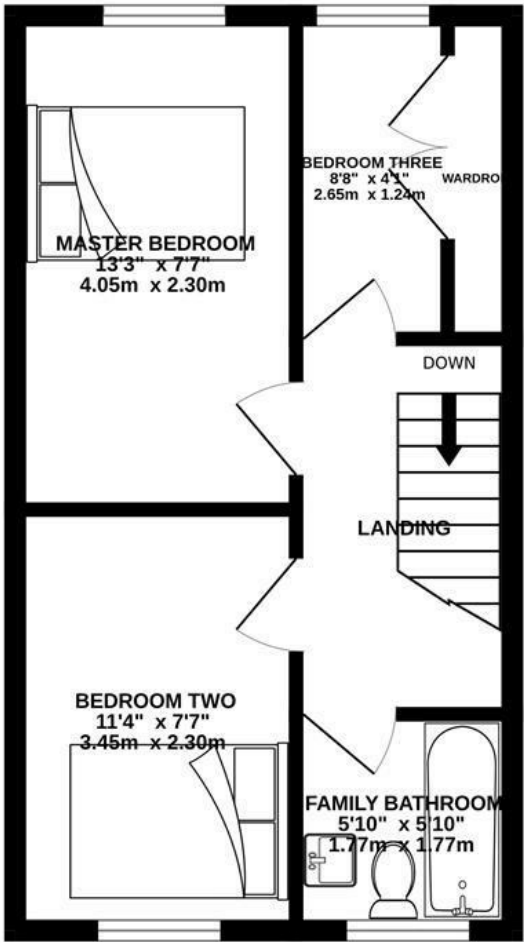


BEN ROSE

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) A	79	92
(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 (CO ₂) 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

