



PHIL ASHTON
exp

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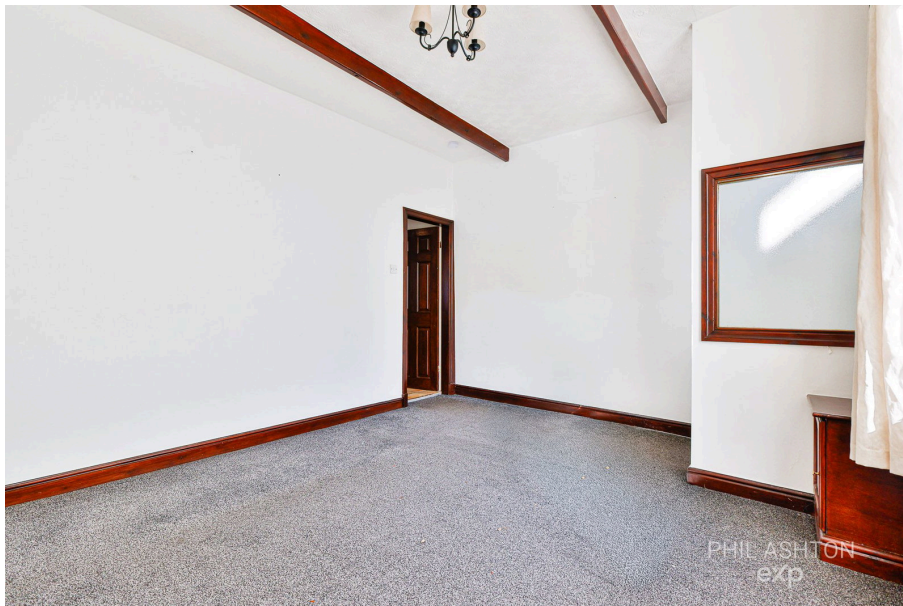
philashton.exp.uk.com

12 Higham Hall Road, Higham

Guide Price £175,000

 2  1  1

- Ideal village location
- Spacious rooms throughout
- Garden and yard at the rear
- No chain



Please contact Phil Ashton Property or for online enquiries to book a viewing quote REF - PA1674.

Nestled in the heart of the much loved village of Higham, Pendle, this lovely two bedroom mid terraced cottage offers a wonderful opportunity to enjoy village life in a warm, friendly and inclusive community.

Full of charm and character, the property features two good sized bedrooms, making it an ideal home for couples, first time buyers, or anyone looking for a peaceful base surrounded by beautiful countryside.





Higham Hall Road Higham



Ground Floor

Living Room: 3.60 m x 4.50 m
Kitchen / Diner: 3.00 m x 4.50 m

First Floor

Bedroom 1: 3.60 m x 4.50 m
Bedroom 2: 3.00 m x 2.20 m
Bathroom: 2.00 m x 1.40 m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	