



7 Derby Road, Wesham, Preston, PR4 3AJ

Price: £188,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		

- Gas central heating
- Double glazing
- Large living room
- Kitchen/Dining room
- Convenient location
- Attractive bathroom
- Located close to local amenities
- Schools nearby

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FULL DESCRIPTION This stunning and superbly located three bedroom new house comprises of entrance hall way, lounge, fitted kitchen/dining room, ground floor WC, stairs leading to the landing with three bedrooms and the master is en suite. The home is warmed by gas central heating and double glazing. To the exterior are gardens to the front and rear with parking access to the rear. Be very quick to view!

BROADBAND COVERAGE BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Leasehold (230 Years)**

SERVICE CHARGE

£300

GROUND RENT

£250

COUNCIL TAX

Band C

ANNUAL COUNCIL TAX AMOUNT

£2,279

BROADBAND COVERAGE

We are advised that the property can obtain

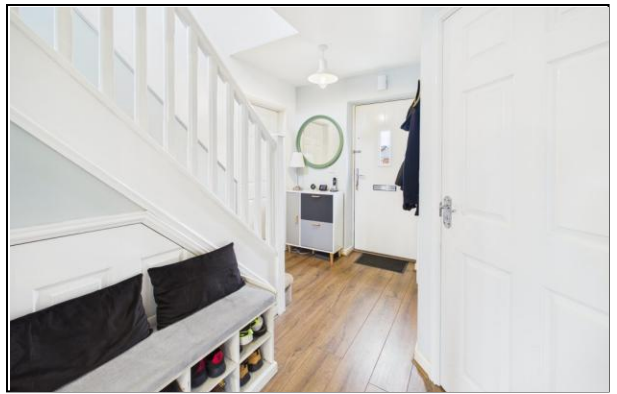
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PLEASE NOTE

These particulars are believed to be correct but in no ways their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

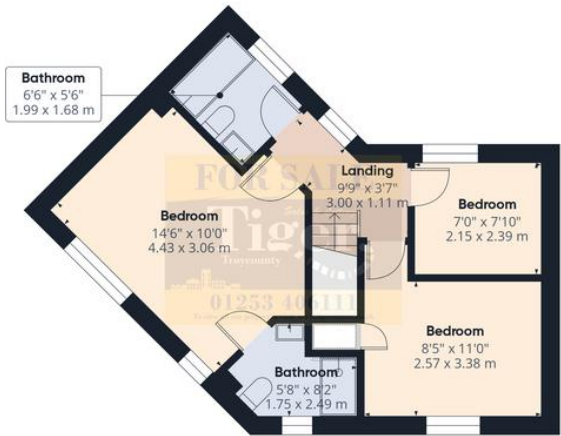


23/07/2026





Ground Floor



Floor 1



Approximate total area[®]
875 ft²
81.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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