

# 12 Tattersall Road

Whittingham

Offers in the Region of: £229,950



**Pendle Hill  
Properties**



12 Tattersall Road, Whittingham  
£229,950 Offers in the  
Region of

A well presented three-bedroom, semi-detached property in the beautiful village of Whittingham briefly comprises, a lounge, kitchen/dining room, downstairs WC, master bedroom with en-suite, a further two bedrooms, family bathroom, driveway, and a beautiful, landscaped garden to the rear.



## LOUNGE

A spacious living space boasts large double-glazed windows overlooking the front of the property, carpeted flooring, a radiator and a ceiling light point.

## KITCHEN / DINING ROOM

A fully fitted kitchen briefly comprises laminate worktops, a four-ring gas hob with overhead extractor, an integrated fridge/freezer, oven and dishwasher, an under-mount sink with mixer tap, tiled walls, vinyl flooring and ceiling spotlights.

The dining area comprises of vinyl flooring, a ceiling light point, a radiator, and UPVC doors with access to the rear of the property.

## DOWNSTAIRS WC

Located between the lounge and kitchen/dining room, a downstairs WC boasts a low-level WC, a pedestal sink, vinyl flooring, ceiling spotlights, and a radiator.

## BEDROOM ONE WITH EN-SUITE

A spacious double bedroom located on the first floor with double-glazed windows overlooking the front of the property briefly comprises carpeted flooring, a radiator, and a ceiling light point.

The en-suite comprises a walk-in shower, low-level WC, pedestal sink, towel warmer, vinyl flooring, ceiling spotlights, and a frosted window to the front of the property.

## BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the rear briefly comprises carpeted flooring, a radiator, and a ceiling light point.

## BATHROOM

A family bathroom briefly comprising a bath, low-level WC, pedestal sink, towel warmer, half-tiled walls, vinyl flooring, and ceiling spotlights and frosted window to the rear.

## BEDROOM THREE

The third bedroom briefly comprises carpeted flooring, a radiator, a ceiling light point, and a double-glazed window to the rear.

## EXTERNAL

To the rear is a beautifully landscaped garden with Indian sand stoned seating area, pergola, artificial turf, English rose gravel, and wooden planter borders.

To the front of the property is a low-maintenance garden with a driveway for two vehicles.

## ADDITIONAL INFORMATION

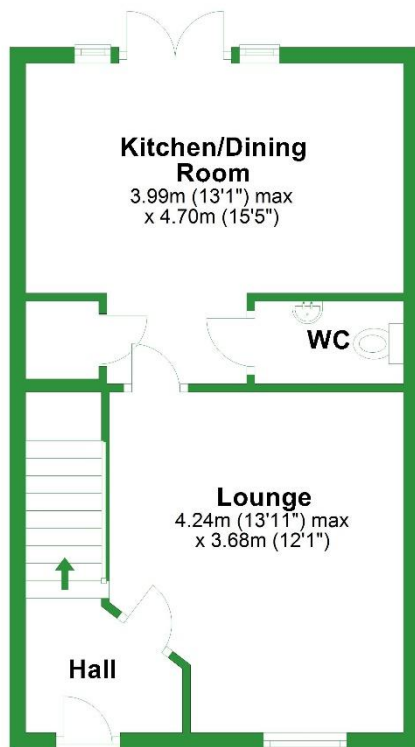
Tenure = Freehold

Council Tax Band = C



## Ground Floor

Approx. 39.2 sq. metres (421.4 sq. feet)

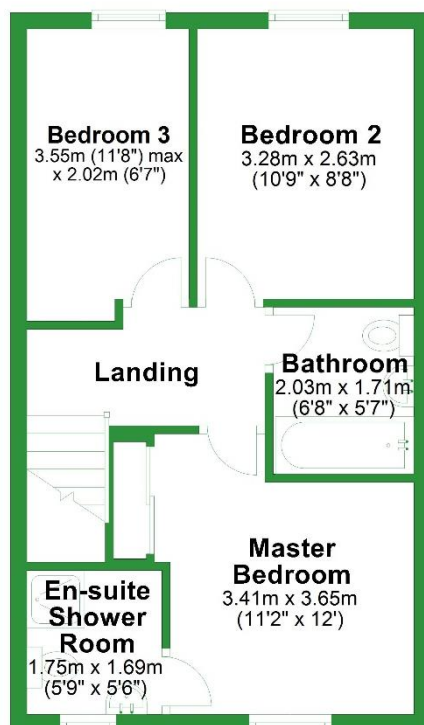


Total area: approx. 78.3 sq. metres (842.8 sq. feet)

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

## First Floor

Approx. 39.2 sq. metres (421.4 sq. feet)



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**

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