



41 Cumeragh Lane

Whittingham

Offers in the Region of: £239,950



**Pendle Hill
Properties**



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£239,950 Offers in the
Region of

A well presented terraced property in the sought after village of Whittingham briefly comprises a lounge, dining room, kitchen, downstairs WC, two double bedrooms, a third bedroom, family bathroom, garden to the rear and parking with EV charging point.



LOUNGE

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

DINING ROOM

A dining room comprises a large double-glazed window to the side aspect, a multifuel burner with stone features, hardwood flooring, ceiling and wall lights and provides access into the kitchen.

KITCHEN

A traditional kitchen comprises a range of base and wall mounted units, integrated dishwasher, washing machine, fridge freezer and Rangemaster oven with 5 ring gas hob, tiled underfloor electric heated floors, Velux windows, UPVC doors opening into the garden, a small store with plumbing and electricity, Belfast sink with mixer tap, laminate worktops, double glazed windows and ceiling light points.

DOWNSTAIRS WC

Housed within the kitchen a downstairs WC comprises a low level WC, pedestal sink, frosted window, tiled flooring and ceiling light point.

BEDROOM ONE

A large double bedroom with a triple-glazed window briefly comprises carpeted flooring, a ceiling light point and a radiator.

BEDROOM TWO

Bedroom two briefly comprises carpeted flooring, a ceiling light point, radiator and double-glazed window overlooking the rear aspect.

BATHROOM

A four piece bathroom suit boast a bath with shower attachment, low level WC, pedestal sink, fully tiled walls, laminate flooring, a towel warmer and ceiling light point.

BEDROOM THREE

Currently utilized as an office, bedroom three comprises carpeted flooring, ceiling light point, a radiator and double glazed window to the front of the property.

EXTERNAL

To the front of the property is parking for two vehicles and an EV charging point.

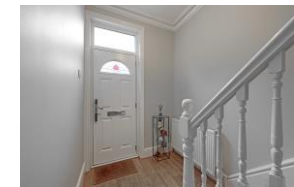
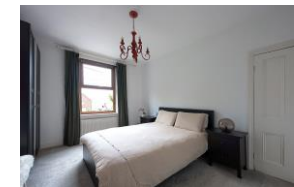
To the rear is a fenced in, partially lawned garden with soil boarders, a flagged path, raised decked seating area and large shed with electricity.

ADDITIONAL INFORMATION

Tenure = Freehold

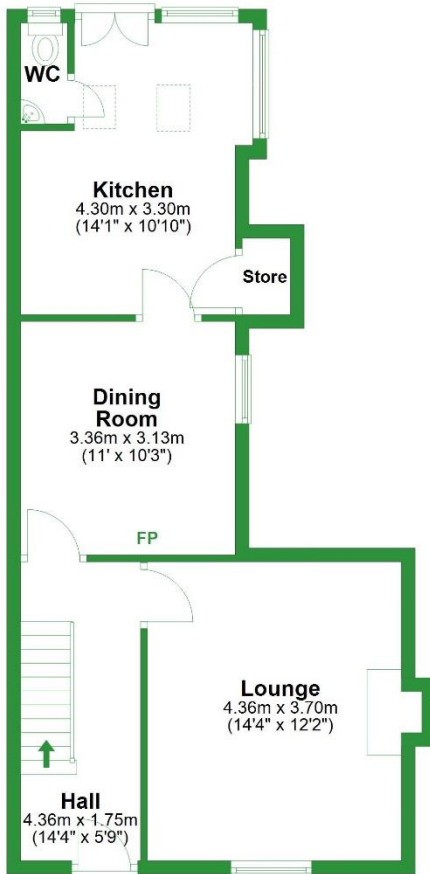
Council Tax Band = B Preston City Council





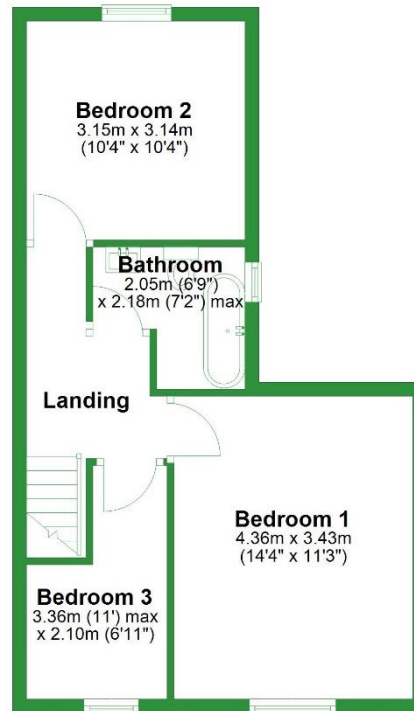
Ground Floor

Approx. 49.9 sq. metres (537.2 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.8 sq. feet)



Total area: approx. 91.0 sq. metres (980.0 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).



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