

# Property Details

38 Cameron Avenue, Whittingham,  
Preston, Lancashire, PR3 2LR

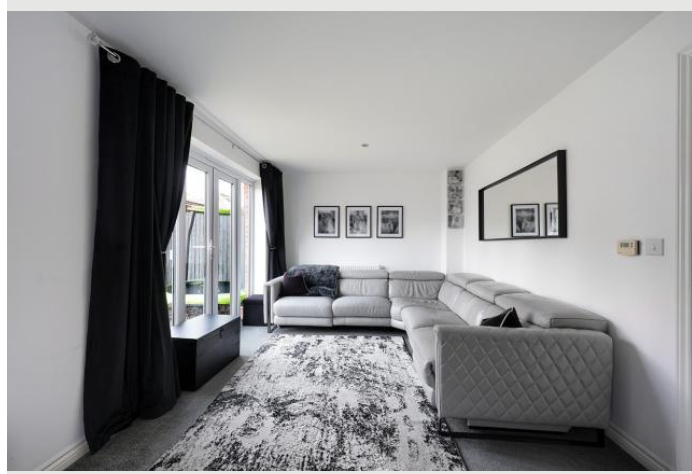
**£75,000**





# Property Photos

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

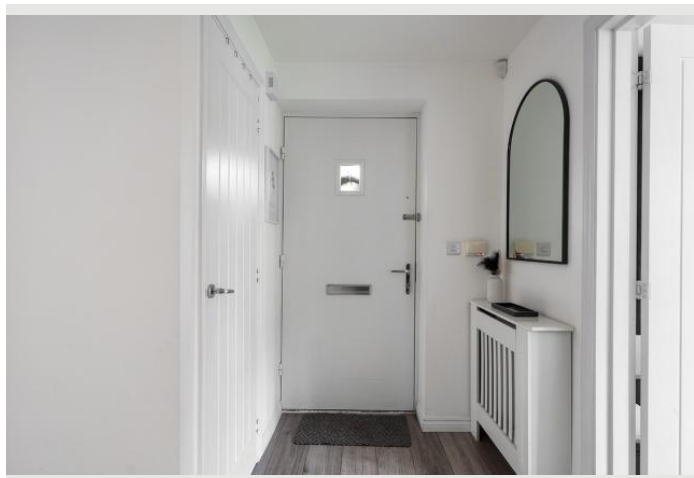


Creation Date

12/01/2026

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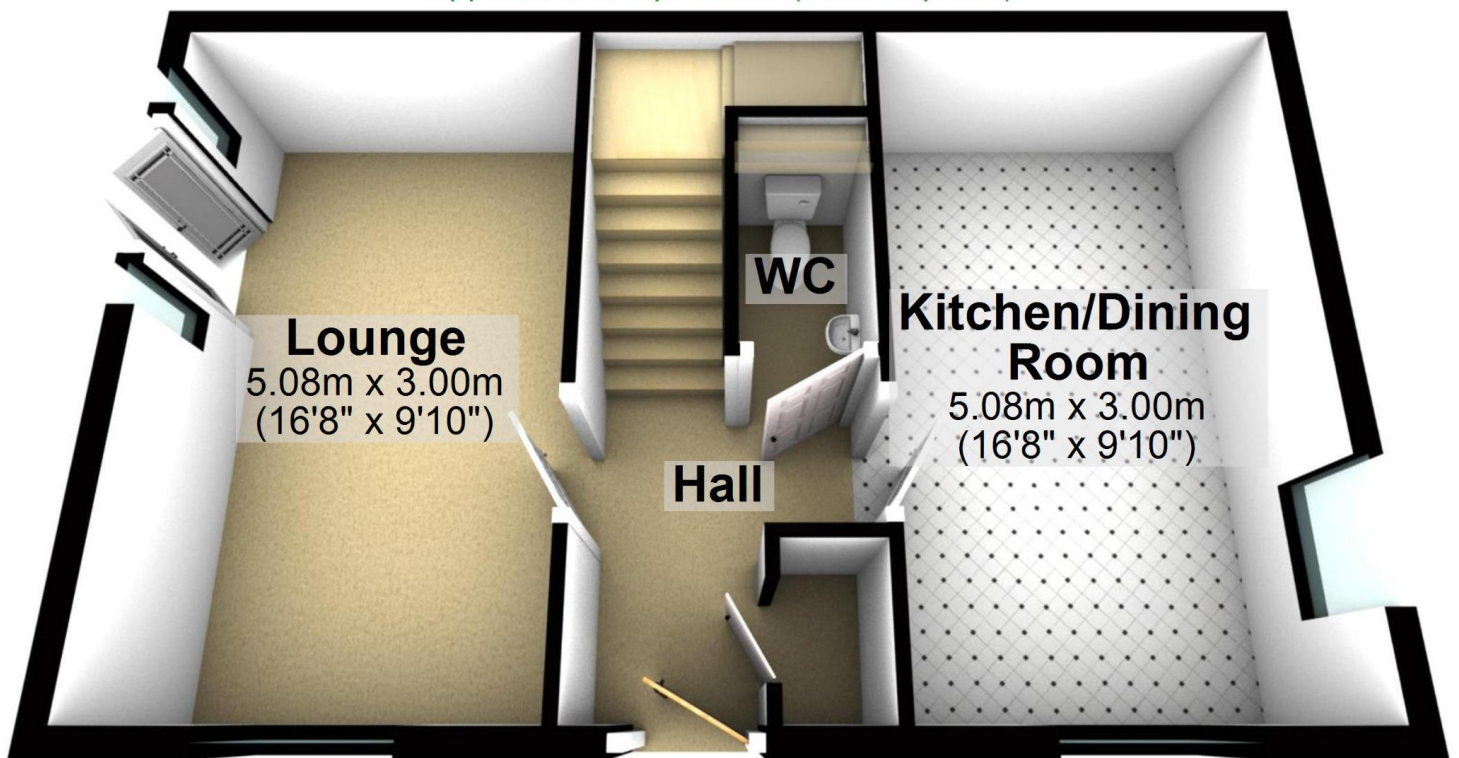
**12/01/2026**

# Property Floor Plans

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

## Ground Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Total area: approx. 84.1 sq. metres (905.4 sq. feet)

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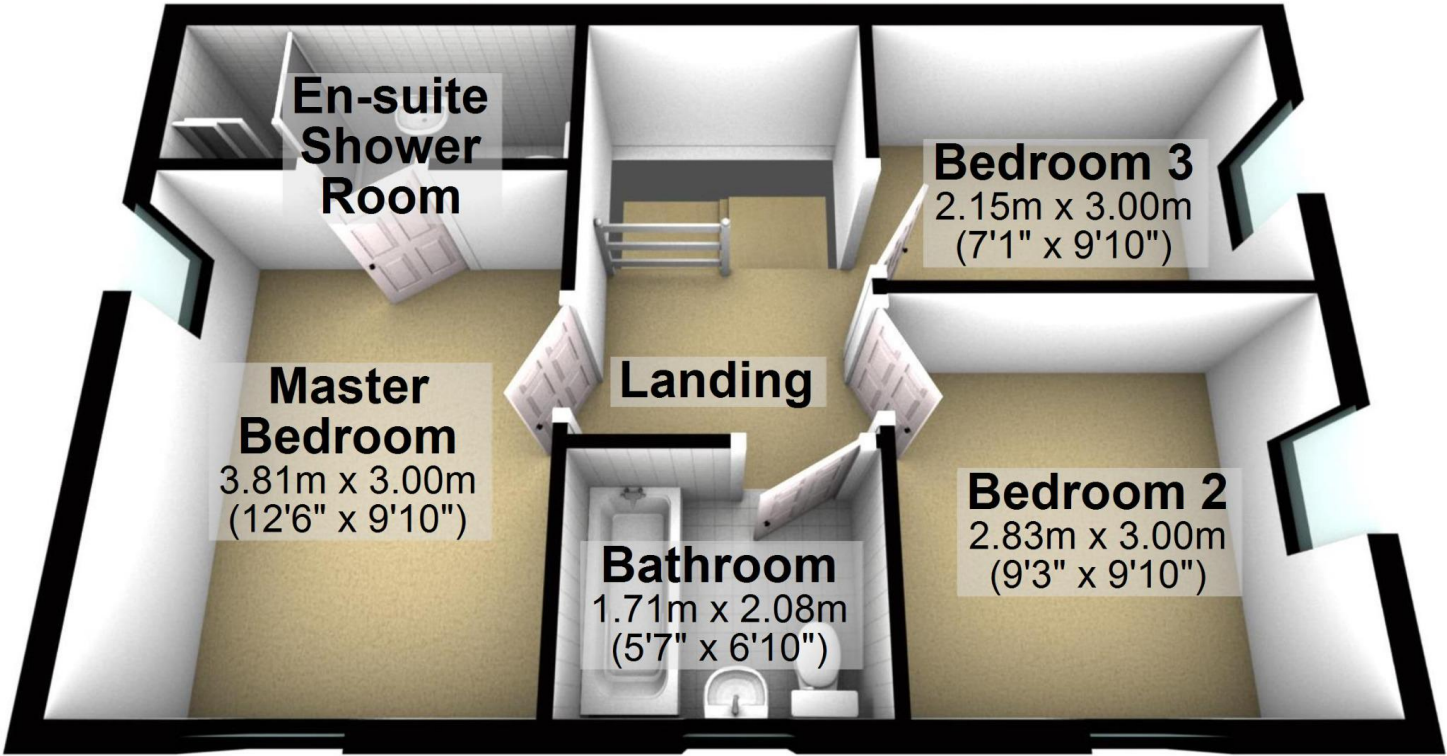


# Property Floor Plans

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

## First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)

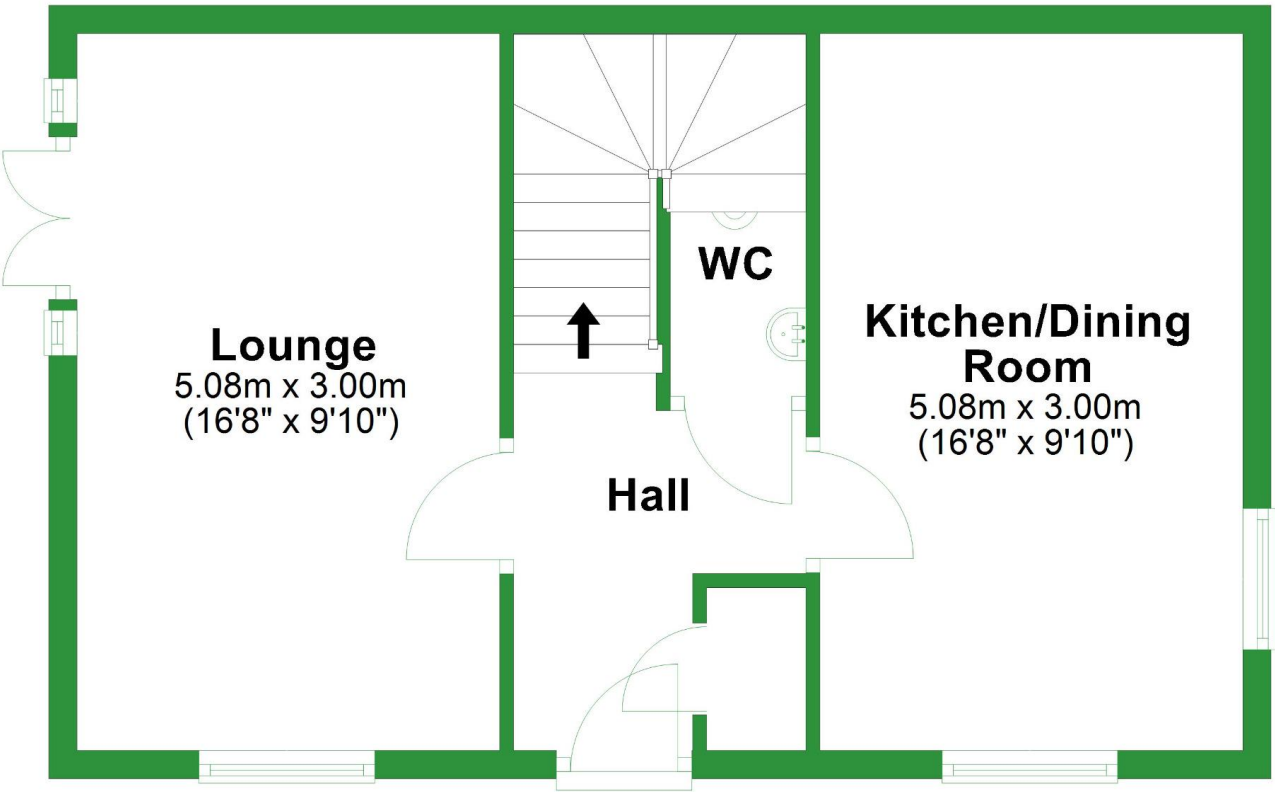


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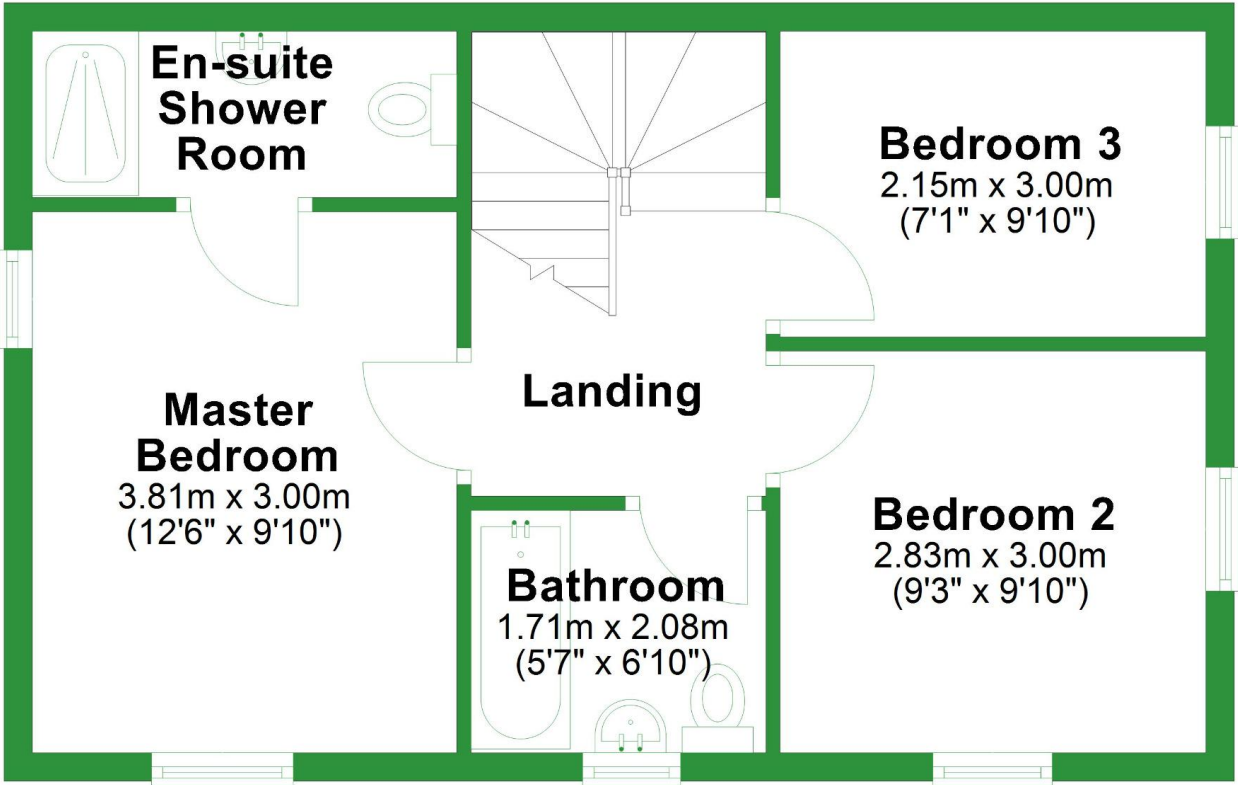


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# Property EPC

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

07/01/2026, 10:57

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

38, Cameron Avenue  
Whittingham  
PRESTON  
PR3 2LR

Energy rating  
**B**

Valid until: 23 July 2034  
Certificate number: 2834-7233-0000-0164-8226

Property type

Detached house

Total floor area

85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

63 B

84 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/2834-7233-0000-0164-8226?print=true>

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# Property Info

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Leasehold
Floor Area
905.4
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
2145-03-30
Price Qualifier
-
Price
£75,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

# Property Features

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

## Feature 1

30% Shared Ownership - Option To Staircase

## Feature 2

Three Bedroom Deatched

## Feature 3

Spacious Corner Plot

## Feature 4

Modern Upgrades Throughout

## Feature 5

Three Double Bedrroms

## Feature 6

Master Bedroom With Ensuite

## Feature 7

Modern Family Bathroom And Downstairs Wc

## Feature 8

Sought-after Village Location

## Feature 9

Close To Local Amenities And Motorway Links



# Property Description

38 Cameron Avenue, Whittingham, Preston, Lancashire, PR3 2LR

## **Stylish Three Bedroom Detached Home on a Prime Corner Plot – 30% Shared Ownership**

Situated on an exceptional corner plot in the highly desirable village of Whittingham, this beautifully presented three-bedroom detached home is offered for sale on a 30% shared ownership basis, making it an ideal opportunity for buyers looking to step onto the property ladder without compromising on space, style, or location.

The property has been thoughtfully upgraded throughout, showcasing a wealth of stylish, modern finishes and an excellent attention to detail in the decor, creating a contemporary yet welcoming home.

### Key Features

- Three double bedroom detached home
- Super corner plot with generous garden space
- 30% shared ownership
- Stylish, modern upgrades throughout
- Spacious lounge with doors to garden
- Fully fitted kitchen dining area
- Master bedroom with en-suite shower room
- Modern family bathroom and ground floor WC
- Driveway for multiple vehicles
- Sought-after Whittingham village location

### Agent's Perspective

The ground floor opens into a spacious entrance hallway with useful storage and a modern WC. The generous lounge is flooded with natural light and features French doors opening directly onto the garden, seamlessly blending indoor and outdoor living, a fully fitted kitchen and dining area provides a fantastic space for everyday family life and entertaining, finished to a high standard with modern units and integrated appliances. To the first floor, the property offers three well-proportioned double bedrooms. The impressive master bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, finished with

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modern fittings and clean lines.

Externally, the home truly stands out. Positioned on a large corner plot, the garden is mainly lawned with attractive planted borders, offering both space and privacy. A driveway provides off-road parking for multiple vehicles, making it ideal for families and visitors alike.

## Client's Perspective

## Location

Whittingham is a popular and well-connected village, offering a peaceful semi-rural lifestyle while remaining within easy reach of Preston, Longridge, and surrounding commuter routes. The area benefits from local amenities, countryside walks, and reputable schools nearby, making it an excellent choice for families and professionals alike.

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