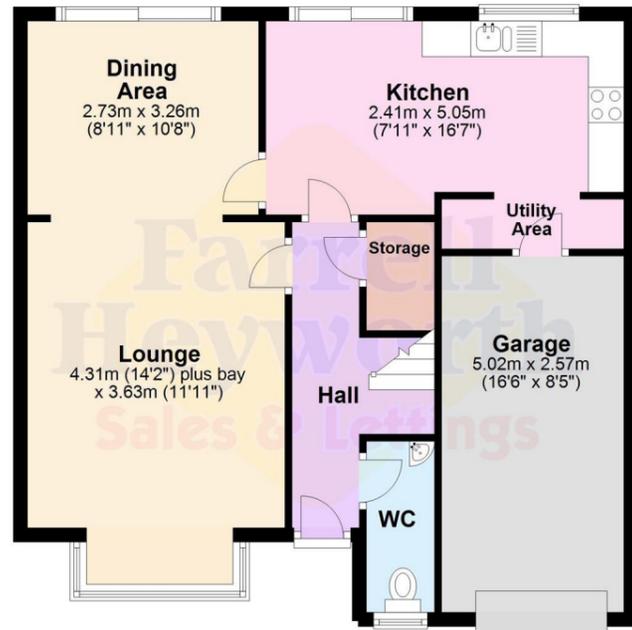


**£324,950**

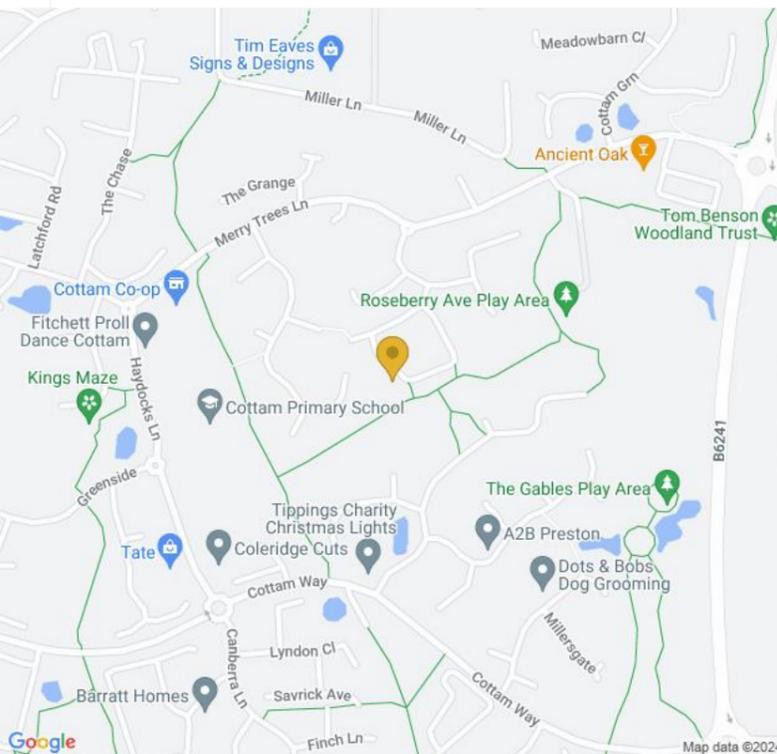
Rosewood, Cottam, Preston  
PR4



Ground Floor



First Floor



**Fulwood**  
309 Garstang Road  
Preston PR2 9XJ

Tel: 01772 787666

Email: [fulwood@farrellheyworth.co.uk](mailto:fulwood@farrellheyworth.co.uk)  
<https://www.farrellheyworth.co.uk/fulwood>



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Cul De Sac Located Four Bedroom Detached House**
- **Lounge Open To Dining Room, Fitted Kitchen Diner**
- **En Suite To Master Bedroom, Integral Access To Garage**
- **Double Width Driveway, Good Sized Rear Garden**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

**EPC A**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



A modern detached house in quiet cul de sac location offering good sized family accommodation comprising: Hallway with separate wc, lounge open plan to dining room with patio door access into rear garden, fitted kitchen diner with patio doors and utility area providing integral access to the garage.

To the first floor, there is a master bedroom with en suite shower room, three further bedrooms and three piece family bathroom.

The property is double glazed, warmed by a gas fired central heating system and occupies a good sized plot incorporating a double width driveway and enclosed lawned rear garden with patio area. Viewing comes highly recommended.

Tenure: Freehold  
Council Tax: Band E



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