

**£435,000**

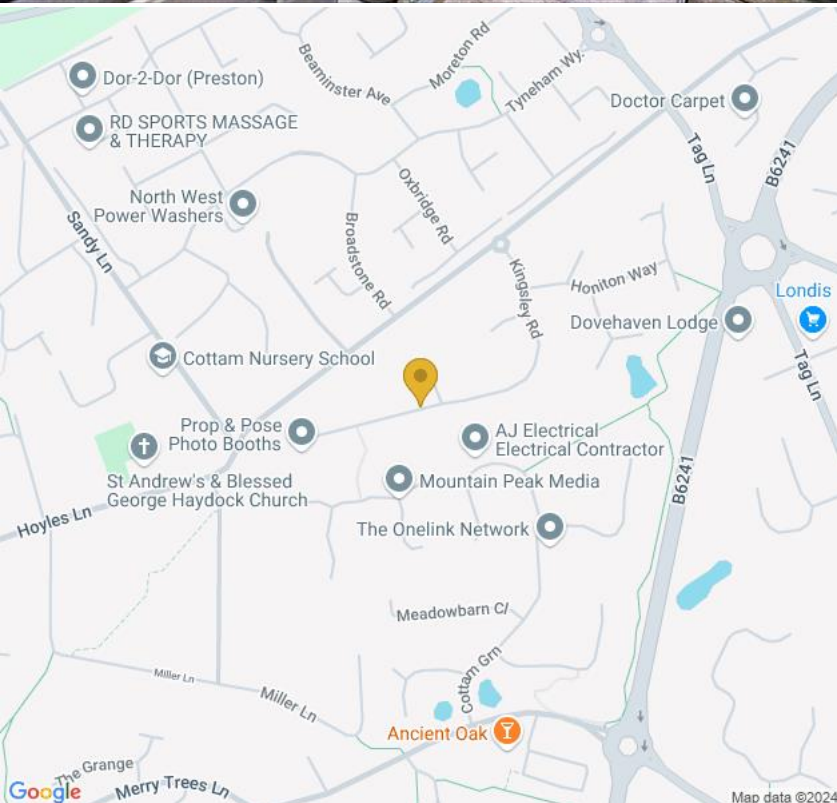
Kingsley Road, Cottam,  
Preston PR4

**Farrell  
Heyworth**  
Sales & Lettings



- **\*\*VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Great Sized Detached House In Ever Popular Residential Location**
- **Four Double Bedrooms, Two En Suite Shower Rooms**
- **Two Reception Rooms, Study, Extensive Fitted Breakfast Kitchen**
- **Double Garage, Good Sized Enclosed Private Rear Garden**





Situated in a keenly sought after residential location, this well presented modern detached house offers generously proportioned accommodation the size and layout of which can only be appreciated by internal inspection.

Double glazed and warmed by a gas fired central heating system, the accommodation comprises: Hallway with separate wc, lounge, dining room with French Doors lending access to the rear garden, study, an extensive modern fitted breakfast kitchen and utility room.

To the first floor, there is a family bathroom and four double bedrooms of which two have en suite facilities.

Ideal for the growing family, the property occupies a good sized plot incorporating an enclosed rear garden that enjoys a good degree of privacy. To the front, there is a double width driveway with access to the integral double garage.

Highly recommended.

Tenure: Leasehold

Leasehold information: Terms: 999 Years From 3rd February 1999

Current Ground Rent: £150 Per Year Paid in Two Instalments

Council Tax: Band F



**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>**

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

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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.