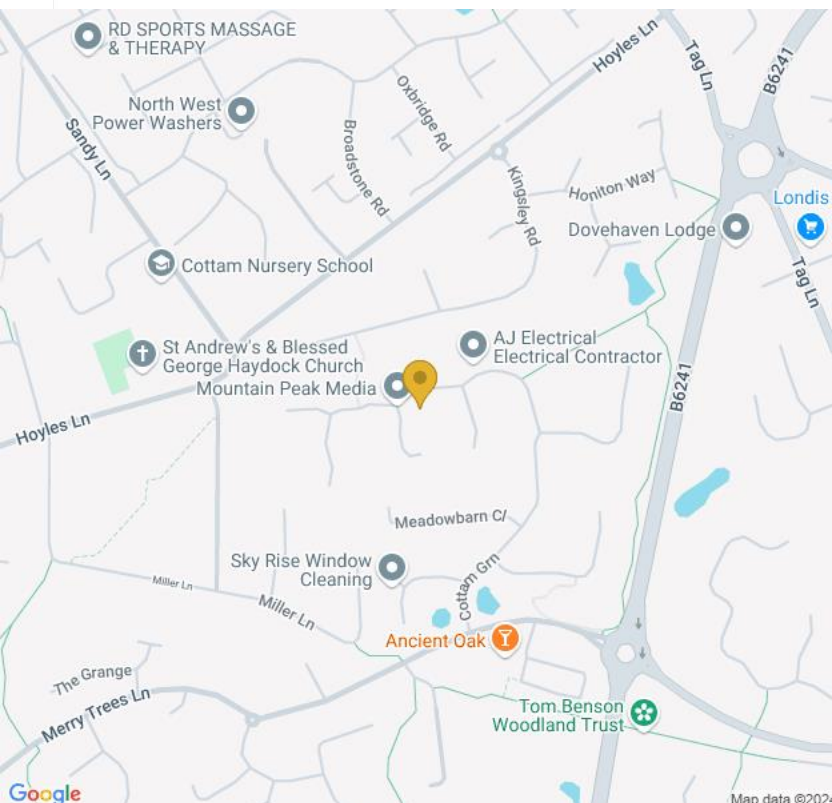
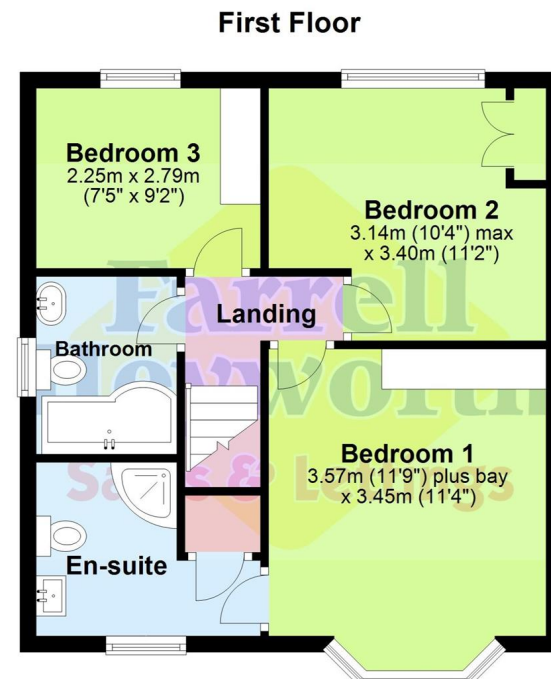
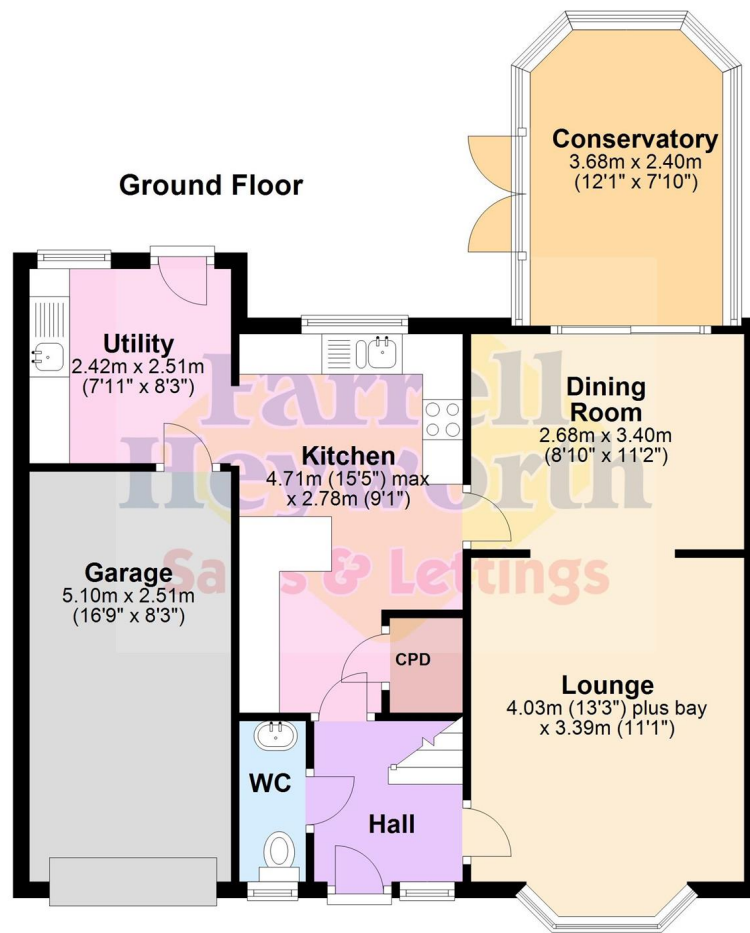


**O.O**  
**£290,000**

Cottam Green, Cottam,  
Preston PR4



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

**Tel: 01772 787666**

**Email: 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



- **\*\* VIRTUAL VIEWING AVAILABLE CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Three Bedroom Detached House In Great Location**
- **Well Presented Throughout, Lovely Rear Garden**
- **Lounge, Dining Room & Conservatory, Utility Room, Integral Garage**
- **Ground Floor WC, En Suite, Ideal Family Home**

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.

**EPC D**

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



Presented to a high standard, this detached house is situated in an ever popular residential location and occupies a good sized plot that would be ideal for the growing family.

Double glazed and warmed by a gas fired central heating system, the ready to walk into accommodation comprises: Hallway with separate wc, lounge opening into a dining room, conservatory, lovely fitted breakfast kitchen and utility room with access into the integral garage with electric up and over doors.

To the first floor, there are three bedrooms with en suite shower to the master and a separate family bathroom.

To the front, there is a larger than average garden and to the rear, a well stocked principally lawned enclosed garden with patio areas that enjoy a good degree of privacy.

Internal inspection comes highly recommended.

Tenure: Freehold  
Council Tax: Band D





