



16 Hold Avenue, Cottam, Preston, PR4
£409,000

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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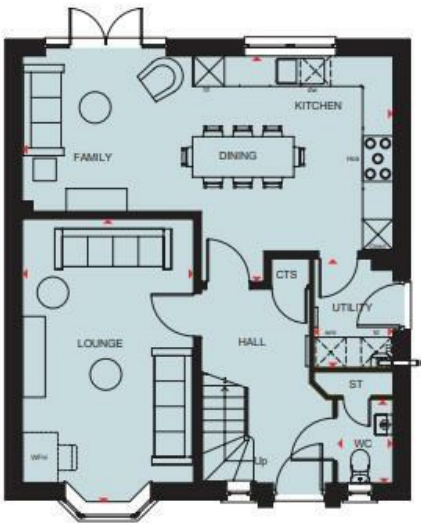
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The Kirkdale- Spacious and stylish, this four-bedroom detached home is perfect for family living. Featuring a generous lounge, open-plan kitchen/dining/family area with garden access, utility room, and ground floor WC. Upstairs, the principal bedroom boasts an en-suite, with three further bedrooms and a contemporary family bathroom.

Enjoy a private rear garden, driveway parking, and detached garage. Short drive to Preston City Centre. Key worker offers available!

- Plot 105
- Freehold
- EPC rating TBC
- Council Tax TBC
- 10 year structural warranty
- 2 year builders defect
- Management fee £175.08 Per Year



Ground Floor		
Lounge	3380 x 5617 mm	11'1" x 18'5"
Kitchen/Family/Dining	7318 x 4460 mm	24'0" x 14'8"
Utility	1561 x 2150 mm	5'1" x 7'1"
WC	1095 x 1650 mm	3'7" x 5'5"



First Floor		
Bedroom 1	3885 x 4119 mm	12'9" x 13'6"
En Suite	1425 x 2300 mm	4'8" x 7'7"
Bedroom 2	3350 x 4119 mm	11'0" x 13'6"
Bedroom 3	3447 x 3043 mm	11'4" x 10'0"
Bedroom 4	2725 x 3643 mm	8'11" x 12'0"
Bathroom	1987 x 2010 mm	6'6" x 6'7"