



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

PROPERTY
PERSPECTIVE

The Property Perspective

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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

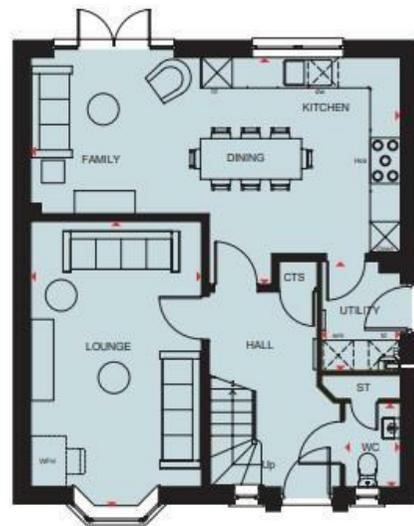
EPC rating TBC

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"