



GUILDHALL  
SALES & LETTINGS

## 24 Avon Gardens

Cottam, Preston, PR4 0NR

£219,950



Welcome to this charming three-bedroom house located in the desirable area of Avon Gardens, Cottam, Preston. This delightful property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you will be greeted by a spacious open plan living and dining area that flows seamlessly into a bright and airy conservatory, providing an excellent space for relaxation or entertaining guests. The conservatory is bathed in natural light, creating a warm and inviting atmosphere throughout the day.

The house features three well-proportioned bedrooms, with the main bedroom boasting the added luxury of an ensuite bathroom. This thoughtful design ensures privacy and convenience for the occupants. The additional bedroom spaces are perfect for family members, guests, or even a home office.

The property also includes a well-appointed bathroom, catering to the needs of the household. Outside, you will find off-street parking, a valuable feature in this sought-after location, ensuring that you and your guests have easy access to the property.



## Hall

UPVC Double glazed glazed frosted door, central heating radiator, vinyl floor, door to reception room and WC.

## Reception Room/Dining Room 24'95 x 16'53 (7.32m x 4.88m)

2 x UPVC double glazed windows, double glazed French doors to conservatory, coving, central heating radiator, vinyl floor, door leading to kitchen.

## Kitchen 9'54 x 7'76 (2.74m x 2.13m)

UPVC double glazed window, range of wall, drawer and base quartz unit, extractor hood, induction hob, electric oven, composite sink with mixer tap, tile splash back, plumbing for dishwasher and washing machine, built-in fridge freezer, vinyl floor, door to cupboard and reception room.

## WC 6'28 x 3'25 (1.83m x 0.91m)

## Conservatory 9'81 x 8'56 (2.74m x 2.44m)

8 x UPVC double glazed windows, UPVC double glazed French doors to rear, tile floor.

## First Floor

Central heating radiator, loft access, boiler cupboard, ATAG combi doors to bathroom, bedrooms 1,2 & 3, stairs to ground floor.

## Bedroom One 9'78 x 9'65 (2.74m x 2.74m)

UPVC double glazed window, central heating radiator, built-in wardrobes, door to en-suite.

## En-suite 4'80 x 5'03 (1.22m x 1.60m)

Extractor fan, central heating radiator, half tiled splash back, dual flush WC, pedestal wash basin with traditional taps, single shower, lino floor.

## Bedroom Two 9'71 x 9'34 (2.74m x 2.74m)

UPVC double glazed window, central heating radiator.

## Bedroom Three 6'71 x 6'5 (1.83m x 1.96m)

UPVC double glazed window, central heating radiator, built-in wardrobes - storage.

## Bathroom 7'13 x 6'35 (2.13m x 1.83m)

## External - Front

Mature shrubs, store, paving leading to door, tarmac driveway leading to garage.

## External - Rear

Paving, seating area, laid to lawn.

## Garage 17 x 8 (5.18m x 2.44m)

Electric up and over door.

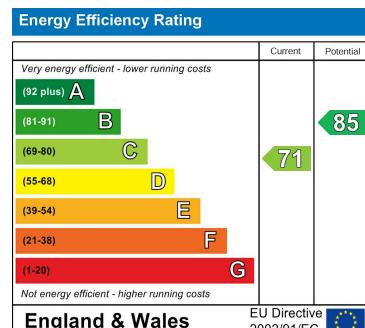
## Area Map



## Floor Plans



## Energy Efficiency Graph



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