GUILDHALL
SALES & LETTINGS



63 Harrow Drive

Cottam, Preston, PR4 0UH

Offers Over £290,000

4 2 1 B

We are delighted to present this impressive four-bedroom detached family home, beautifully positioned in the highly sought-after area of Cottam. Well maintained and thoughtfully presented throughout, the property reflects the care and attention of its current owner. The home also benefits from installed solar panels and an EV charger, providing both energy efficiency and modern convenience. The location is ideal, offering convenient access to well-regarded schools, local amenities, and excellent transport connections.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious front lounge, filled with natural light. The modern kitchen is fitted with coordinated wall and base units, complemented by a stylish contrasting worktop, and there is the added convenience of a ground-floor WC.

The first floor features three well-proportioned bedrooms along with a contemporary family bathroom. Occupying the entire top floor, the generous master suite provides a peaceful retreat and benefits from its own en-suite shower room.







Ground Floor

Reception Room 14'11" x 12'6" (4.56m x 3.83m)

Kitchen 15'7" x 9'6" (4.77m x 2.92m)

WC 6'7" x 3'3" (2.03m x 1.0m)

First Floor

Bedroom Two 12'6" x 8'11" (3.82m x 2.72m)

Bedroom Three 9'2" x 6'4" (2.81m x 1.95m)

Bedroom Four 8'11" x 6'9" (2.72m x 2.07m)

Family Bathroom 8'11" x 4'10" (2.72m x 1.49m)

Second Floor

Bedroom One 24'6" x 15'8" (7.48m x 4.8m)

En-suite 8'2" x 3'7" (2.49m x 1.1m)

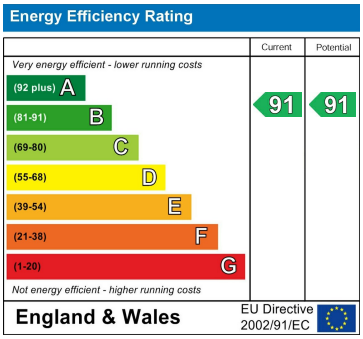
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

441 Blackpool Road, Preston, PR2 2LE
Tel: 01772769999 Email: https://guildhalllettings.co.uk/