



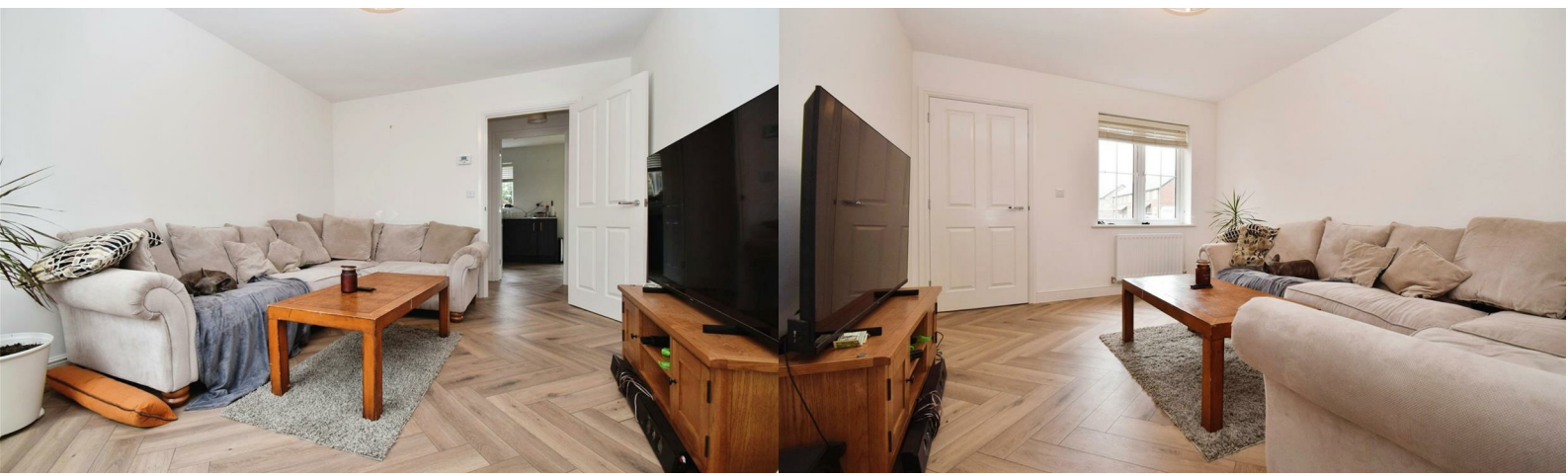
38 Aspen Drive

Cottam, Preston, PR4 0ED



£265,000

Holdens are pleased to bring to the market this lovely looking family home in the popular residential area of Cottam. Cottam is handy for motorway access, local shops, supermarkets in Fulwood. The accommodation comprises of: entrance porch, living room, inner hallway, WC, modern grey kitchen/diner and French doors to garden. First floor: three bedrooms (one with en-suite), bathroom. Driveway parking to the front with planted borders. Attached garage. To the rear there is a well fenced garden with patio and lawn offering great entertaining space. We don't expect this property to be available for long so book an early viewing.





GROUND FLOOR

Entrance Porch

Composite front door, radiator.

Living Room

13'6" x 10'8" (4.118m x 3.262m)

uPVC double glazed window to front, radiator, door to hallway.

Hallway

Door to WC, stairs to first floor, door to kitchen/diner.

WC

5'1" x 3'5" (1.565m x 1.051m)

uPVC double glazed window to side, radiator, WC, sink with pedestal, tiled floor.

Kitchen/diner

19'10" x 9'0" (6.066m x 2.745m)

uPVC double glazed window to rear, uPVC double glazed sliding door to rear, wall and base units, worktops, oven and grill, four plate induction hob and extractor, splashbacks, stainless steel one and a half bowl sink, drainer, integrated fridge/freezer, washing machine and dishwasher, storage cupboard.

FIRST FLOOR

Landing

uPVC double glazed window to side, storage cupboard, attic access, doors to bedrooms and bathroom.

Bedroom 1

11'5" x 10'2" (3.490m x 3.112m)

uPVC double glazed window to front, radiator, door to en-suite.

En-Suite

6'9" x 6'5" (2.076m x 1.963m)

uPVC double glazed window to side, WC, towel radiator, sink with pedestal, shower cubicle.

Bedroom 2

12'2" x 8'11" (3.712m x 2.733m)

uPVC double glazed to rear, radiator.

Bedroom 3

10'2" x 8'2" (3.110m x 2.500m)

uPVC double glazed window to the front, radiator.

Bathroom

12'5" x 6'9" (3.789m x 2.064m)

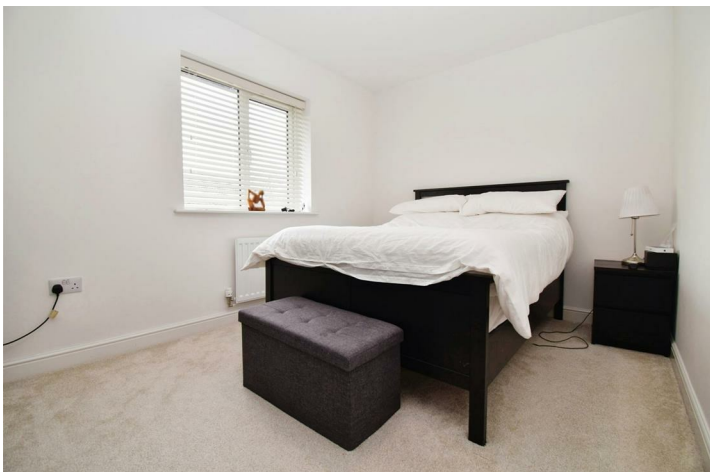
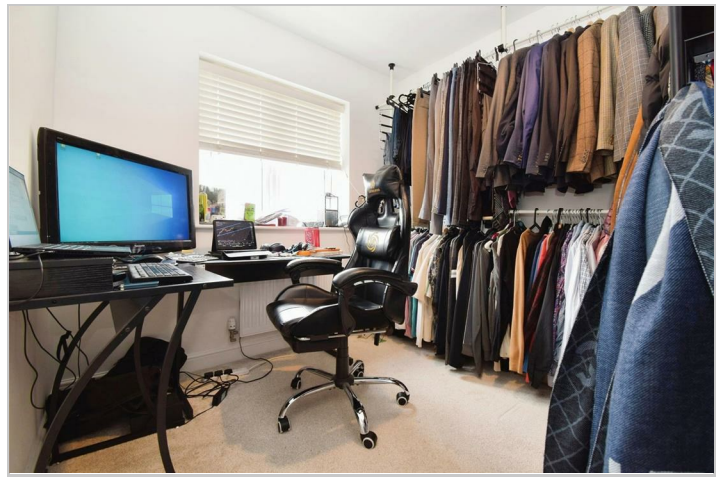
uPVC double glazed window to rear, WC, sink with pedestal, bath, towel radiator, built-in storage cupboard.

EXTERANLLY

To the front there is a block paved driveway affording parking for two vehicles. To the rear there is a flagged patio, fenced all round, lawn area..

PROPERTY MISDESCRIPTIONS ACT

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



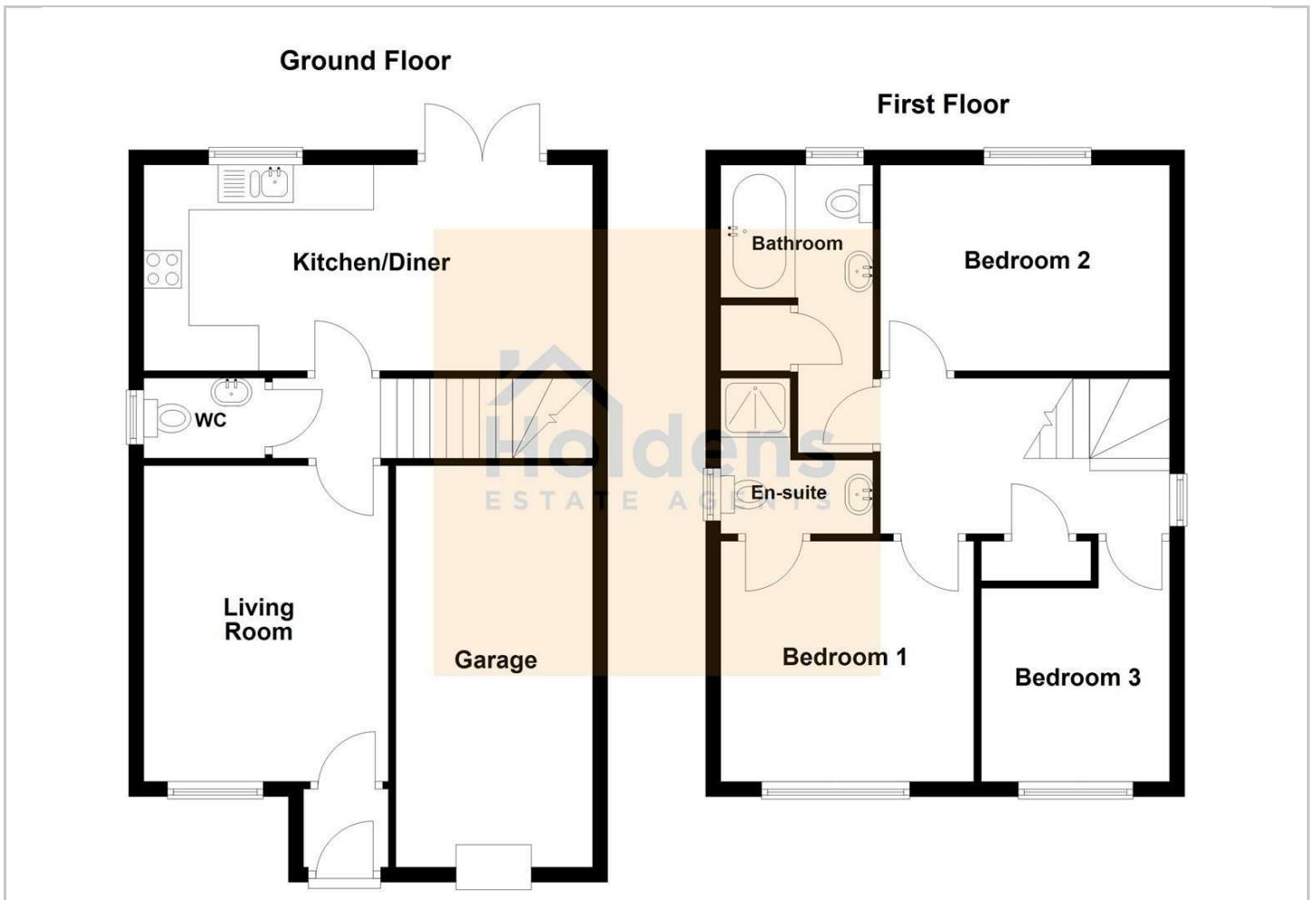
Hybrid Map



Terrain Map



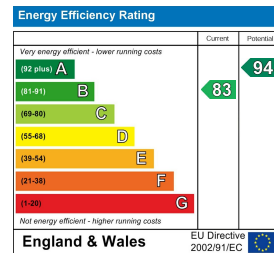
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

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