



Avon Gardens, Preston, PR4 0NR

£219,950

EXCELLENT VALUE FOR MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Cottam!



24 Avon Gardens, Cottam, Preston, PR4 0NR

GROUND FLOOR

Lounge 16'5" x 14'7" (5.02m x 4.45m)

High quality wood effect laminate flooring with open plan aspect through to the dining area and staircase leading to the first floor, curtains and blind

Dining area 8'10" x 8'1" (2.71m x 2.48m)

High quality wood effect laminate flooring with patio doors leading to the conservatory

Kitchen 9'3" x 7'8" (2.82m x 2.35m)

High quality wood effect laminate flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

Conservatory 8'6" x 9'10" (2.60m x 3.00m)

Tile flooring with patio doors leading to the rear garden and blind

WC/cloaks

High quality wood effect laminate flooring with 2 piece bathroom suite in white

FIRST FLOOR

Bedroom 9'7" x 9'7" (2.94m x 2.93m)

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor and radiator

Bedroom 9'3" x 9'0" (2.84m x 2.75m)

Carpet flooring with window to the rear elevation, curtains and blind

Bedroom 6'6" x 6'5" (2.00m x 1.97m)

Carpet flooring with window to the front elevation, curtains and fitted storage

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, partially tiled decor, radiator and blind

EXTERNAL

Private corner plot position with off-road parking to 2 vehicles, leading to a detached single garage. Well presented rear garden, enclosed by panel fencing with laid to lawn and patio area.





