



46 Cottam Avenue, Ingol, Preston, PR2 3XH

£850 PCM

- Great family home!
- Walking distance to local shops
- Garden Space
- Popular Area
- Available immediately

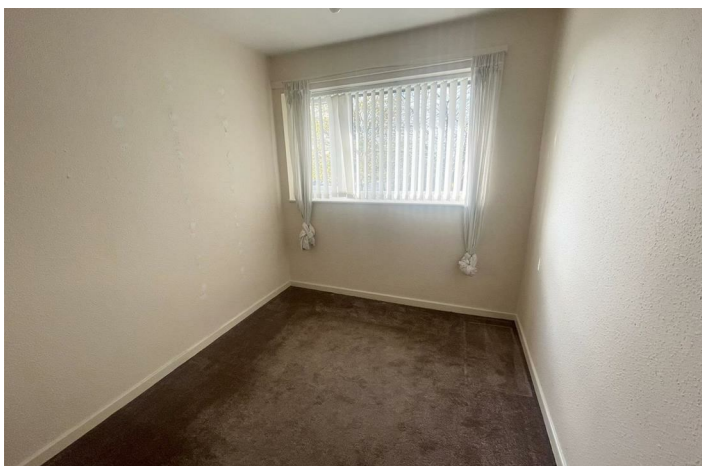
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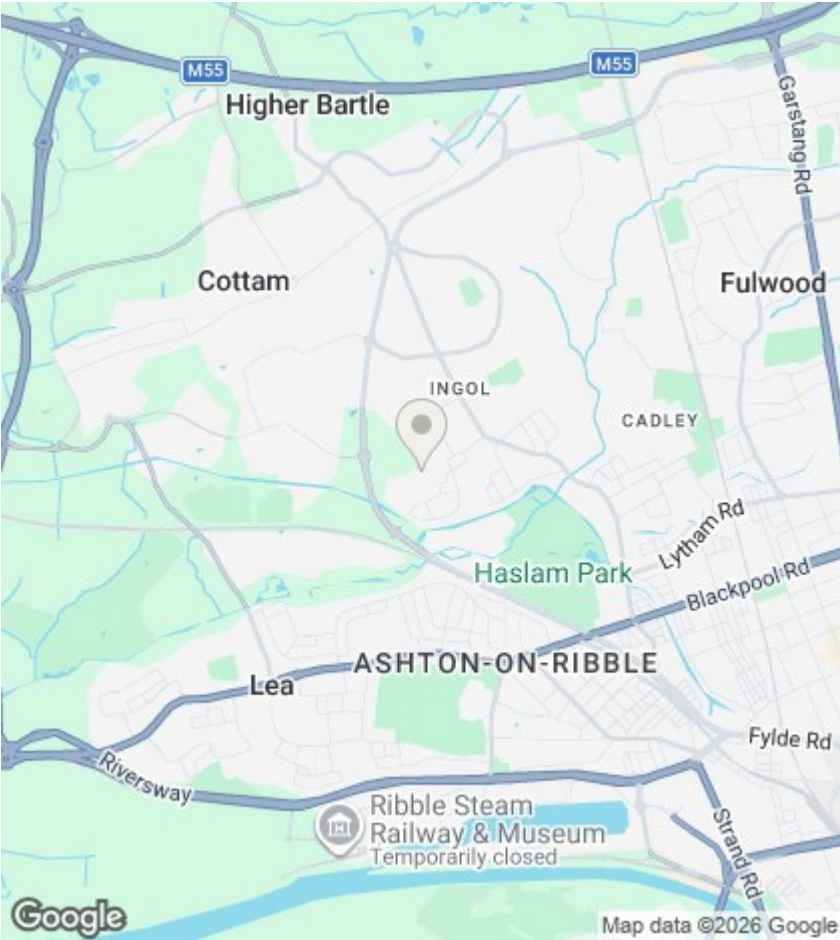
This fantastic unfurnished property offers comfortable residential living ideal for families, professionals, or students looking to relocate within easy reach of local amenities. The ground floor features a welcoming hallway leading into a light-filled lounge complete with a feature fireplace, alongside a functional kitchen layout with ample integrated storage space. Upstairs, the property boasts three well-proportioned bedrooms and a main family bathroom suite

Externally, the house benefits from its own private parking facilities alongside a lovely enclosed rear garden space perfect for outdoor relaxation. Positioned in a quiet corner of the PR2 3XH postcode region, residents will enjoy fantastic transport links into Preston city centre as well as convenient access to surrounding shops.



Council Tax Band: B





Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	