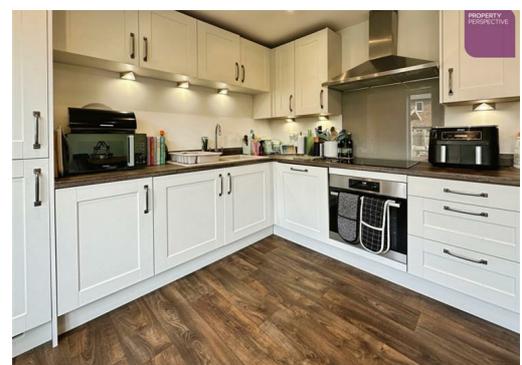




**Aspen Drive, Preston, PR4 0ED**

**£240,000**

**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!**



# 16 Aspen Drive, Cottam, Preston, PR4 0ED

## GROUND FLOOR

### Lounge 16'5" x 11'11" (5.01m x 3.64m)

Carpet flooring with window to the front of the property and fitted blind

### Kitchen/diner 10'3" x 15'3" (3.13m x 4.66m)

High quality vinyl flooring with patio doors leading to the rear garden, under stair storage cupboard and spotlighting. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher, fridge-freezer and washer/dryer

### WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

## FIRST FLOOR

### Bedroom 11'8" x 8'3" (3.56m x 2.54m)

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

### En-suite

High quality vinyl flooring with 2 piece bathroom suite in white, separate showering enclosure, partially tiled decor, spotlighting and heated towel rail

### Bedroom 10'9" x 8'3" (3.28m x 2.54m)

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

### Bedroom 7'1" x 6'7" (2.18m x 2.01m)

Carpet flooring with window to the front elevation and blind

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, shower over bath, spotlighting and heated towel rail

## EXTERNAL

Beautifully presented rear garden, enclosed by panel fencing with patio area and laid to lawn. Double driveway to the front of the property, capable of accommodating 2 large vehicles.

