



12 Woodcock Close, Cottam, Preston, PR4 0JW  
£270,000

## GROUND FLOOR

### Loung/diner 22'11" x 10'6" (6.99m x 3.21m)

High quality wood effect laminate flooring with open aspect leading through to the kitchen, patio doors leading to the rear garden and blind

### Kitchen 8'6" x 8'0" (2.60m x 2.46m)

High quality wood effect laminate flooring with spotlighting and blind. A range of fitted kitchen units, worktops and integrated oven, hob, hood, washing machine and fridge-freezer

### WC/cloaks

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

## FIRST FLOOR

### Bedroom 11'4" x 11'2" (3.46m x 3.42m)

Carpet flooring with window to the front elevation and blind

### En-suite

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

### Bedroom 13'1" x 8'6" (3.99m x 2.61m)

Carpet flooring with window to the rear elevation

### Bedroom 8'1" x 7'7" (2.47m x 2.32m)

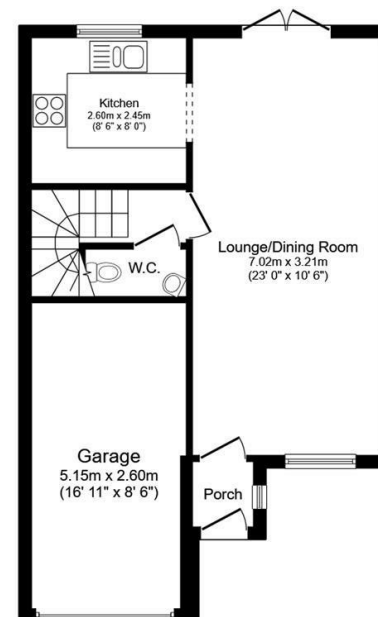
Carpet flooring with window to the front elevation and blind

## Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, spotlighting, partially tiled decor and heated towel rail

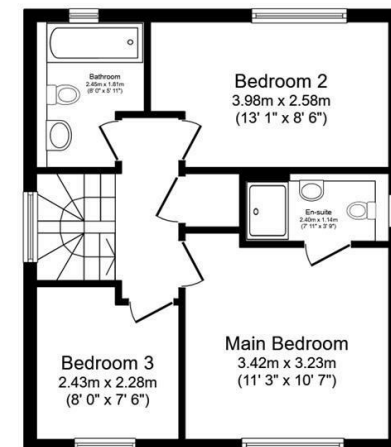
## EXTERNAL

Private rear garden enclosed by panel fencing with small patio area and laid to lawn. Double driveway to the front of the property, leading to a single integral garage.



Ground Floor

Floor area 49.5 sq.m. (533 sq.ft.)



First Floor

Floor area 41.5 sq.m. (447 sq.ft.)

Total floor area: 91.0 sq.m. (980 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)