




Holdens
ESTATE AGENTS

19 Sandpiper Way, Cottam

Offers in Region of **£250,000**


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19 Sandpiper Way

Cottam, Preston

Spacious three bedroom detached home with open-plan living, modern kitchen, master en suite, garage, driveway, EPC B, and flexible third bedroom. Sought-after location. Leasehold. Council Tax band: E

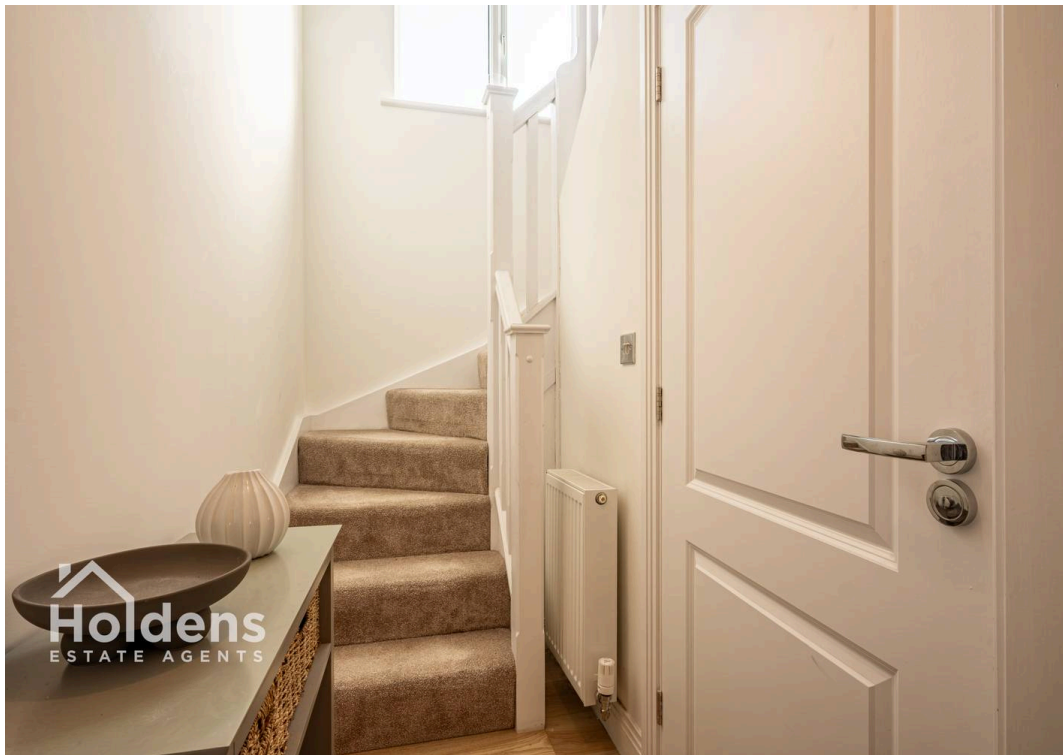
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

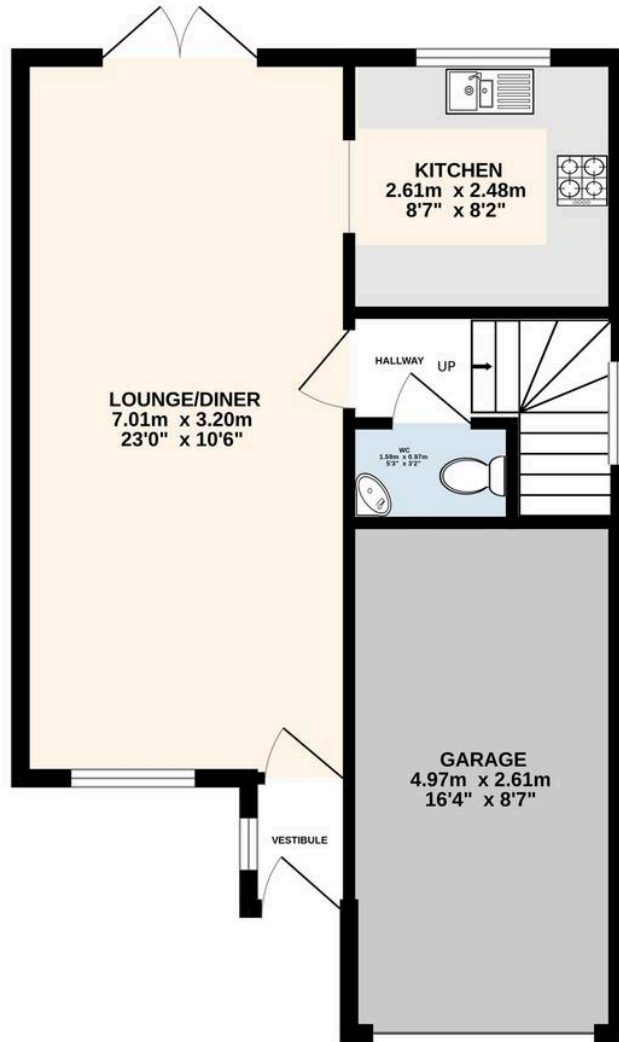
- Beautiful 3 Bedroom Detached
- Perfect for Family Life
- Open Ground Floor Living
- Two double bedrooms and a versatile single room
- En suite with shower to the master bedroom
- Convenient downstairs W/C complimenting upstairs 3 piece bathroom
- Integral single garage with a multi car driveway in front
- Grass rear garden
- Council Tax Band D, EPC B



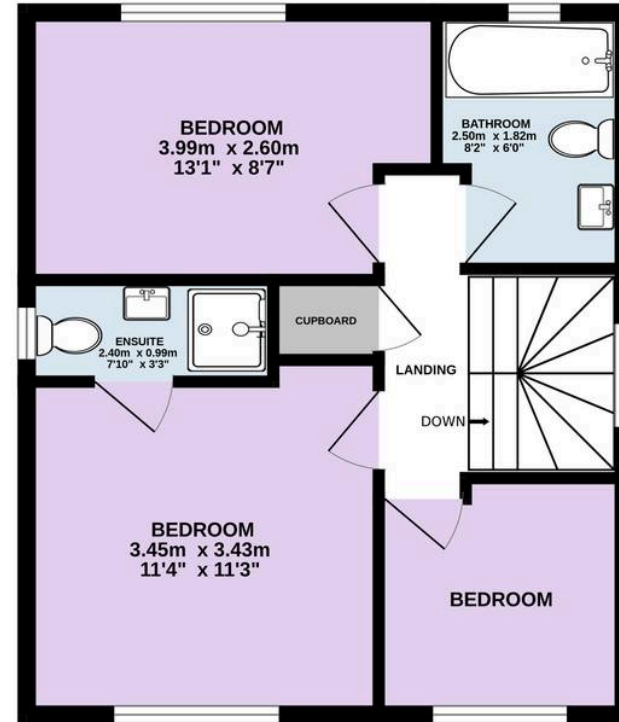




GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA : 88.2 sq.m. (950 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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Holdens Lostock Hall

Holdens Estate Agents, 6 Watkin Lane - PR5 5RD

01772 698888

lostockhall@holdens.co.uk

www.holdens.co.uk/

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