



## 16 Millersgate, Cottam – PR4 0AZ

£265,000 Freehold

Desirable Location • 2 Double Bedrooms • Driveway for 2 Cars • NO ONWARD CHAIN • Large Private Rear Garden  
• Close to Local School's • Good Public Transport Links • Surrounded by Scenic Walks Around the Canal • En-Suite to the Master • 3 Bed Detached

  
**Clarkson Holden**  
estate agents





No onward chain. Well-presented three-bed detached house with en-suite, modern kitchen, parking for two cars, near schools, transport, canal walks, and local amenities. Sought-after location.

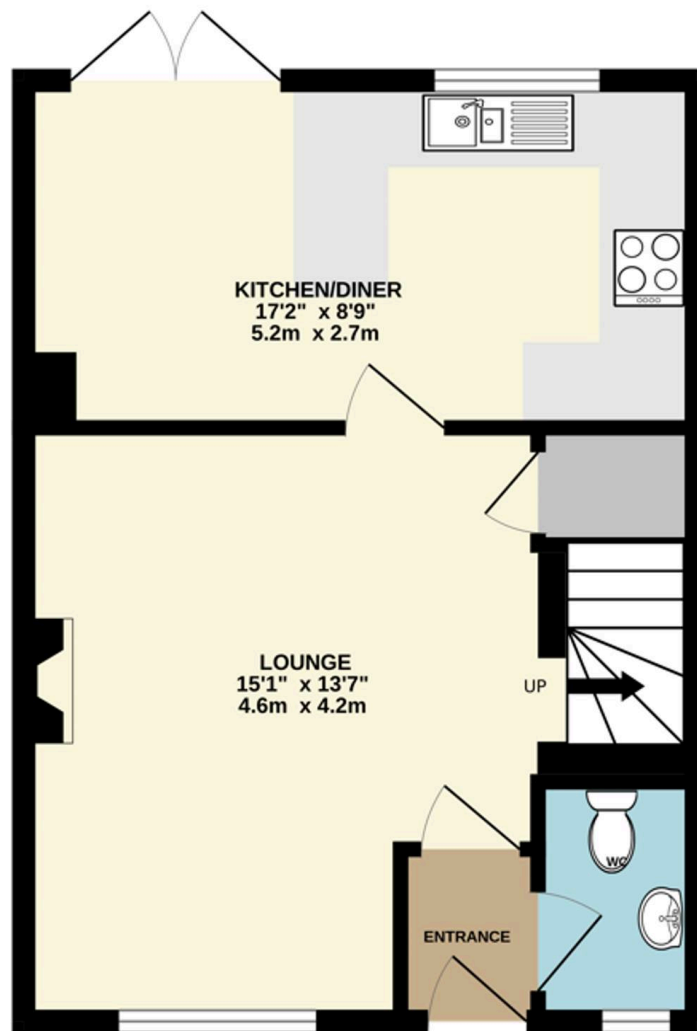
Council Tax band: C

Tenure: Freehold

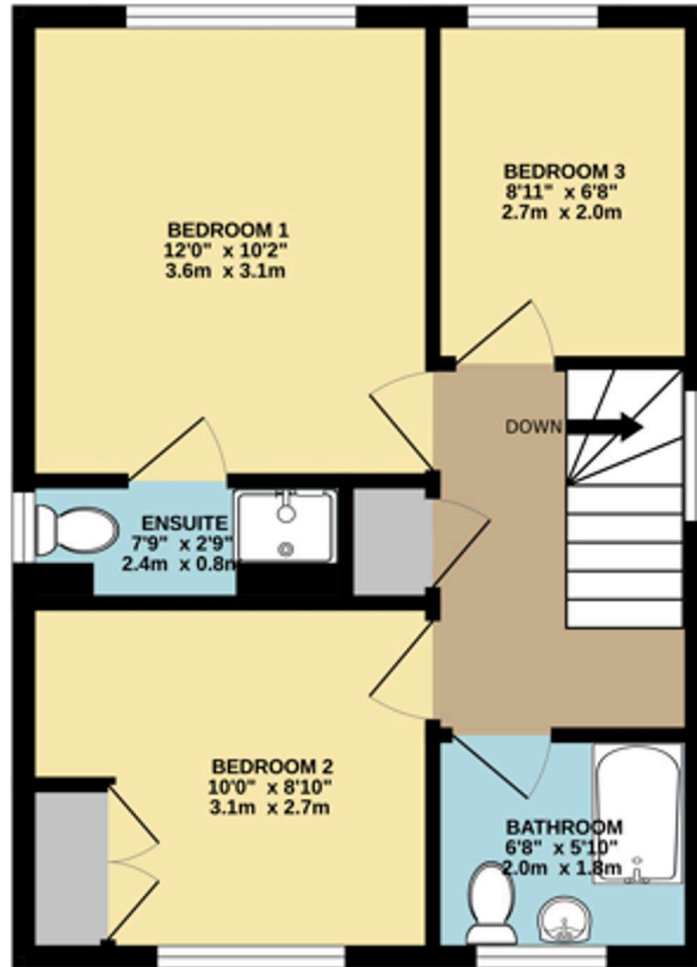
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



For Any Further Information, Please Call Us on 01772 298298.