

# GUILDHALL

SALES & LETTINGS



## 1 Woodcock Close

Cottam, Preston, PR4 0JW

Offers Over £280,000



Guildhall Sales and Lettings are pleased to introduce this well presented, contemporary, three bedroomed detached property to the market. Situated within the well sought after area of Cottam, within close proximity to local amenities, schools, Royal Preston Hospital and commuter links. Boasting spacious accommodation and upgraded features throughout, this property is well suited for families and internally comprises briefly:

Entrance through to the entrance hallway providing access to the lounge, ground floor WC and kitchen diner. To the first floor is a three piece family bathroom suite and three bedrooms with the main bedroom boasting an en suite.

Externally to the rear of the property is an enclosed laid to lawn garden with a paved patio seating area and a pergola. To the front of the property is a driveway providing off road parking and access to the detached garage. This property also benefits from solar panels.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



Ground Floor

Entrance

Composite double glazed front entrance door to the entrance hallway.

Entrance Hallway

UPVC double glazed window, central heating radiator, staircase to the first floor and doors to the lounge, ground floor WC and the kitchen dining area.

Ground Floor WC

Central heating radiator, dual flush WC and a wash basin with a mixer tap.

Lounge 11'5" x 12'5" (3.5 x 3.8)

UPVC double glazed window and a central heating radiator.

Kitchen Diner 18'0" x 14'9" (5.5 x 4.5)

UPVC double glazed windows, UPVC double glazed French rear entrance doors, central heating radiator and is fitted with a range of wall and base units with surfaces, stainless steel sink, drainer and mixer tap, integrated four ring hob with an extractor hood, integrated ovens, integrated fridge freezer, spotlights and space for a dining table.

First Floor

Landing

Doors to a storage cupboard, three bedrooms and the family bathroom.

Bedroom One 12'5" x 10'2" (3.8 x 3.1)

UPVC double glazed window, central heating radiator and a door to the en suite.

En Suite 5'6" x 5'6" (1.7 x 1.7)

UPVC double glazed frosted window, shower enclosure with over head shower feed, dual flush WC, wall hung wash basin with mixer tap, tiled flooring and partially tiled elevations.

Bedroom Two 9'2" x 9'2" (2.8 x 2.8)

UPVC double glazed window and a central heating radiator.

Bedroom Three 8'10" x 7'6" (2.7 x 2.3)

UPVC double glazed window and a central heating radiator.

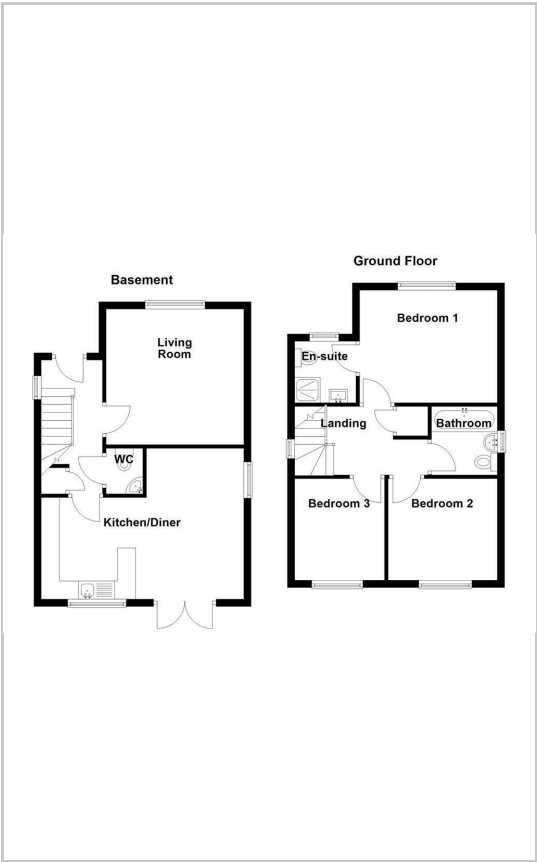
Bathroom 5'10" x 5'6" (1.8 x 1.7)

UPVC double glazed window, central heating radiator and a three piece suite comprising of a panelled bath with a mixer tap, wall hung wash basin with mixer tap, dual flush WC, tiled flooring and partially tiled elevations.

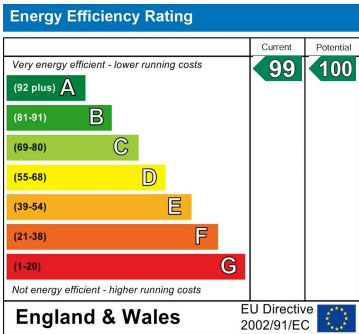
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.