

GUILDHALL

SALES & LETTINGS



4 Wareham Close

Cottam, Preston, PR4 0PP

Offers Over £205,000



Situated in the highly desirable area of Cottam, this three bedroom end - terraced property is being proudly welcomed to the market. Conveniently located near local amenities, schools, and excellent commuter links, this property is an opportunity not to be missed. Featuring neutral décor and spacious living areas, it is an ideal choice for a variety of buyers.

As you step inside, you will be greeted by the hallway which provides access to the modern fitted kitchen. From the hall you are greeted by the spacious lounge with additional space for a dining room and patio doors to the rear. The ground floor also features a convenience downstairs WC. Upstairs, the first floor offers three generously sized bedrooms, complete with a well - appointed family bathroom.

The rear of the property boasts a large, well-maintained landscaped garden perfect for the upcoming summer months. To the front of the property, there is a double driveway providing convenient parking spaces.



Ground Floor

Reception Room 14'1" x 14'1" (4.3 x 4.3)

Kitchen 10'9" x 6'10" (3.3 x 2.1)

Downstairs WC 6'6" x 2'7" (2 x 0.8)

First Floor

Bedroom One 11'5" x 7'6" (3.5 x 2.3)

Bedroom Two 13'5" x 7'6" (4.1 x 2.3)

Bedroom Three 8'10" x 5'10" (2.7 x 1.8)

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

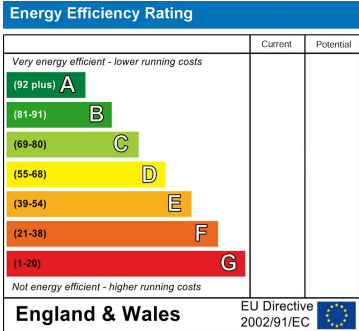
Area Map



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.