

GUILDHALL

SALES & LETTINGS



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15 Swanage Close

Cottam, Preston, PR4 0QS

Offers Over £230,000

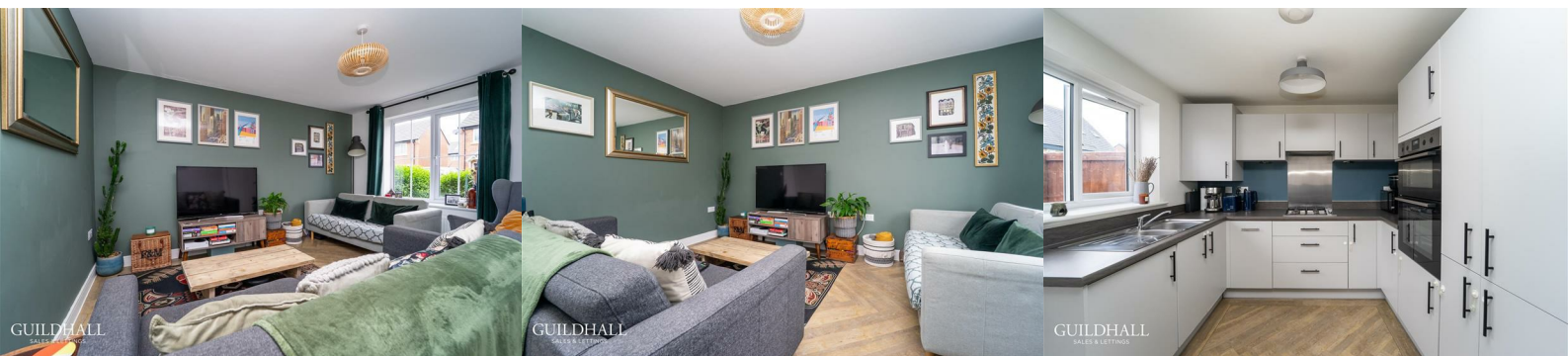


Nestled in the charming area of Swanage Close, Cottam, Preston, this beautiful house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and two stylish bathrooms, this home is ideal for families or those seeking extra space.

As you enter, you are welcomed by a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The modern kitchen, complete with a dining area, is designed for both functionality and style, making it a delightful space for culinary enthusiasts and family gatherings alike.

The suntrap rear garden is a true highlight, offering a serene outdoor retreat where you can bask in the sunshine or enjoy al fresco dining during the warmer months. Additionally, the property benefits from off-street parking, ensuring convenience for you and your guests.

This desirable location in Cottam is well-regarded for its community spirit and accessibility to local amenities, making it a wonderful place to call home. Whether you are looking to settle down or invest, this property presents an excellent opportunity in a sought-after area. Don't miss the chance to make this lovely house your new home.



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Entrance Hall

Composite door, Amtico flooring, storage cupboard, stairs to first floor, door to reception room one.

Reception Room

UPVC double glazed window, central heating radiator, smoke alarm, Amtico floor.

Kitchen

UPVC double glazed window, UPVC double glazed French doors, central heating radiator, range of wall, drawer and base units, laminate worktops, 4 ring gas hob, double electric oven, plumbing for dishwasher and washing machine, space for fridge freezer, concealed Ideal combi boiler, Amtico floor.

WC

Extractor fan, central heating radiator, dual flush WC, pedestal sink with mixer tap, lino floor.

Bedroom 1

UPVC double glazed window, central heating radiator, door to en-suite.

En-Suite

UPVC double glazed frosted window, central heating radiator, half tiled, dual flush WC, pedestal wash basin with mixer tap, electric single shower, lino floor.

Bedroom 2

UPVC double glazed window, central heating radiator.

Bedroom 3

UPVC double glazed window, central heating radiator.

Bathroom

Extractor fan, central heating radiator, half tiled to complement, dual flush WC, pedestal wash basin, panelled bath, mixer tap and over head shower, lino floor.

Front Garden

Flagged tarmac driveway, mature shrubs, stones.

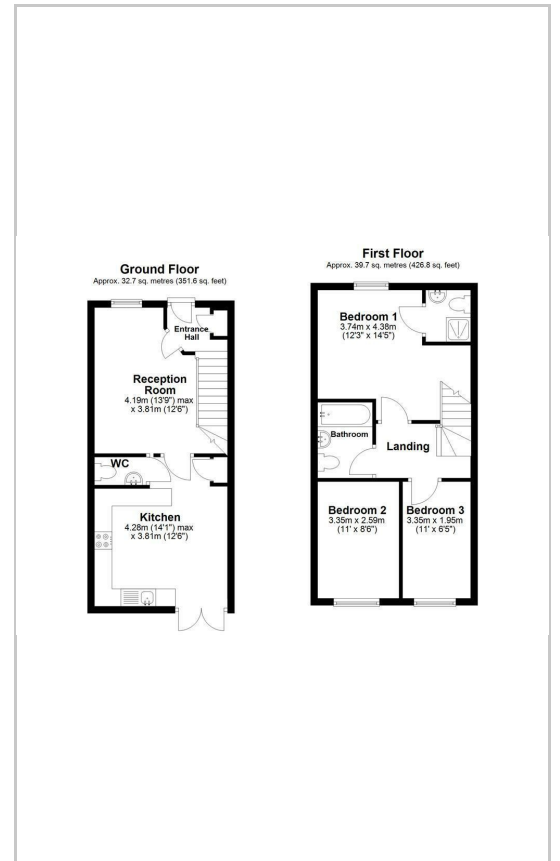
Rear Garden

Patio seating area, lawn, decking and stones.

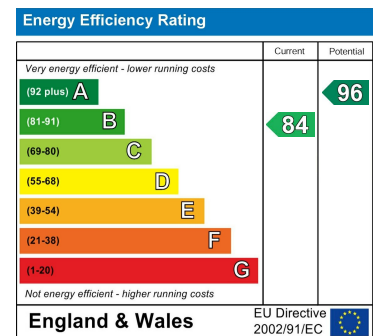
Area Map



Floor Plans



Energy Efficiency Graph



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