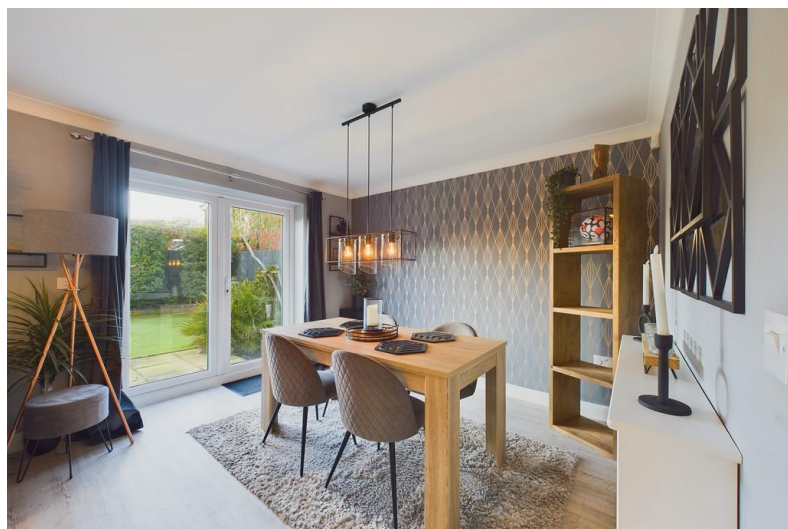




Maxy House Road
Cottam

- **4 Double Bedrooms**
- **Living/ Dining Room Stretching the Back of the Home**
- **Overlooking a Green with Pond**
- **Modern Fitted Kitchen**

For Sale £290,000
(offers over) EPC Rating 'B'





Property Description

A beautifully presented four-bedroom detached home with an exceptional layout and a fantastic location overlooking a serene green space with a pond.

Ground Floor: The welcoming hallway leads to a convenient downstairs WC. The modern fitted kitchen boasts a gas hob, electric oven, integrated fridge freezer, dishwasher, and plumbing for a washing machine. The spacious living/dining room spans the rear of the home, offering lovely views of the garden.

First Floor: The property features four double bedrooms, with the first and second bedrooms benefiting from fitted wardrobes. The primary bedroom also includes an en-suite bathroom. A well-appointed family bathroom completes the upper level.

Exterior: A double driveway at the front provides ample parking and leads to an integral single garage. The rear garden is designed for low maintenance, featuring an artificial lawn, a patio area, and a private, non-overlooked setting.



What We Love About This Property: "Its picturesque location overlooking a tranquil green with a pond, the thoughtfully designed modern kitchen, and the spacious living/dining area that opens onto a private, low-maintenance garden. The four double bedrooms, including a primary suite with en-suite and fitted wardrobes, offer plenty of comfort, while the double driveway and integral garage provide practicality. It's a perfect blend of style, convenience, and serenity."

Tenure: Freehold

Council Tax Band: D



HALLWAY

KITCHEN

12' 2" x 6' 11" (3.71m x 2.11m)

LIVING/DINING ROOM

11' 3" x 19' 7" (3.43m x 5.97m)

DOWNSTAIRS WC

4' 10" x 3' 6" (1.47m x 1.07m)

LANDING

BEDROOM ONE

11' 4" x 10' 8" (3.45m x 3.25m)

ENSUITE

3' 2" x 7' 3" (0.97m x 2.21m)

BEDROOM TWO

8' 3" x 10' 4" (2.51m x 3.15m)

BEDROOM THREE

11' 3" x 8' 2" (3.43m x 2.49m)

BEDROOM FOUR

8' 6" x 9' 6" (2.59m x 2.9m)

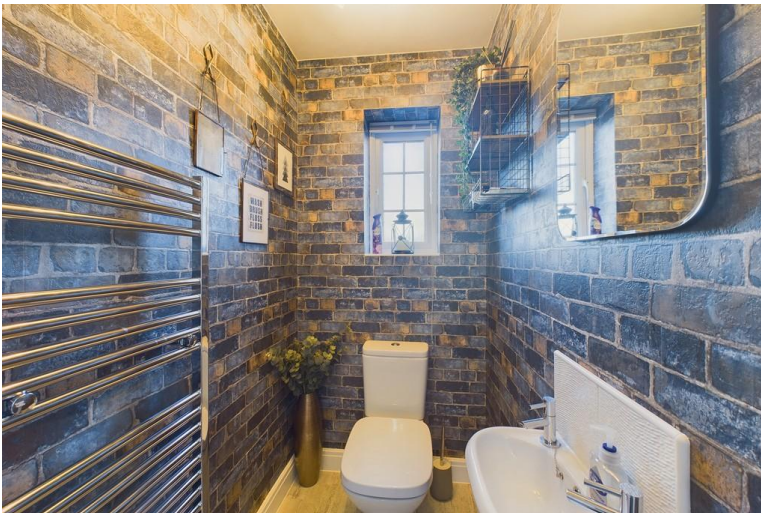
BATHROOM

5' 11" x 6' 3" (1.8m x 1.91m)

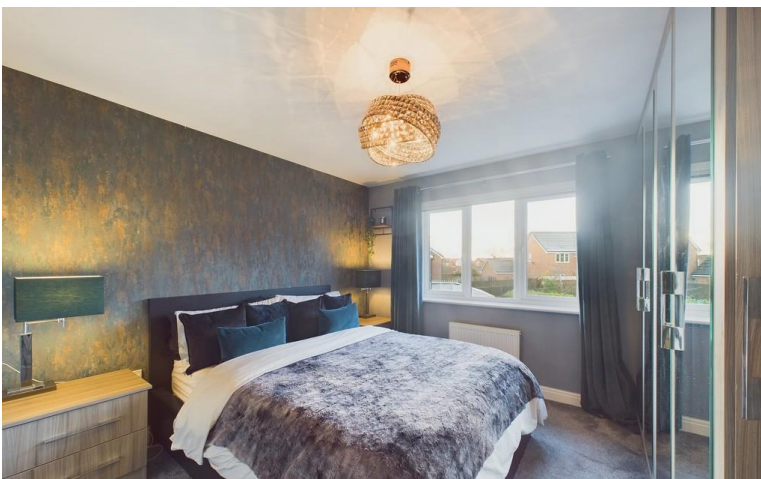
INTEGRAL GARAGE

17' 9" x 8' 1" (5.41m x 2.46m)

OUTSIDE



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



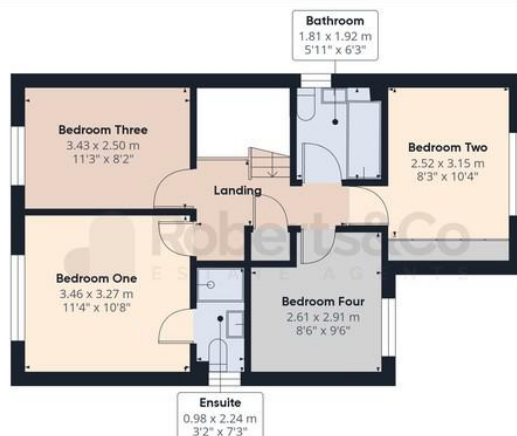
Please call 01772 746100 to arrange a viewing on this property now. Our office hours are 9am-5pm Monday to Friday and 9am-4pm Saturday.







Ground Floor



Floor 1

Approximate total area[®]
99.85 m²
1074.75 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only. And whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.