



Greenside
Cottam

- **Beautifully Presented 4 Bedroom Home**
- **Set Over Three Floors**
- **Stunning Open Plan Dining Kitchen**
- **4 Double Bedrooms with Ensuite to Bed 1**

For Sale £395,000
EPC Rating 'TBC'





Property Description

Beautifully Presented and Spacious 4-Bedroom End Townhouse with Detached Double Garage

This impressive four-bedroom end townhouse offers generous living space over three floors, perfect for modern family life. Situated in a popular residential area, the property boasts four double bedrooms, including a luxurious en-suite to the principal bedroom, and a flexible layout ideal for both relaxing and entertaining.

Step inside to a welcoming entrance hallway, leading to a stunning open-plan dining kitchen that opens directly onto the private rear garden-perfect for indoor-outdoor living. The kitchen features a central social island, integrated electric ovens, dishwasher, fridge freezer, electric hob, and plenty of space for a dining table and chairs. A utility cupboard, reception room, and convenient downstairs WC complete the ground floor.

The first floor offers a light-filled living room with Juliet





balcony, a spacious double bedroom, and a stylish en-suite shower room.

On the second floor, you'll find three further double bedrooms and a contemporary three-piece family bathroom, offering plenty of room for a growing family or guests.

Outside, the property benefits from driveway parking, a detached double garage, and both front and rear gardens. The rear garden is particularly private, featuring a patio area ideal for alfresco dining or relaxing in the sun.

LOCAL INFORMATION COTTAM is a very popular residential area of Preston, in close proximity to bypass links to the City Centre and motorway networks. It is served well by school catchments and has plenty of shopping hubs close by. There are plenty of parks and canal walks in the immediate vicinity as well as the Guild Wheel for the cyclists in the family.



HALLWAY

RECEPTION ROOM 18' 3" x 11' 9" (5.56m x 3.58m)

OPEN PLAN DINING KITCHEN 20' 2" x 13' 6" (6.15m x 4.11m)

UTILITY CUPBOARD 7' 1" x 6' 7" (2.16m x 2.01m)

WC

FIRST FLOOR

LIVING ROOM 20' 4" x 13' 7" (6.2m x 4.14m)

BEDROOM ONE 18' 3" x 11' 3" (5.56m x 3.43m)

ENSUITE 6' 4" x 10' 1" (1.93m x 3.07m)



SECOND FLOOR

BEDROOM TWO 18' 4" x 11' 6" (5.59m x 3.51m)

BEDROOM THREE 10' 4" x 13' 7" (3.15m x 4.14m)

BEDROOM FOUR 9' 7" x 14' 1" (2.92m x 4.29m)

BATHROOM 6' 9" x 10' 1" (2.06m x 3.07m)

OUTSIDE

DOUBLE GARAGE 17' 11" x 18' 6" (5.46m x 5.64m)

Whilst we believe the data within these statements to



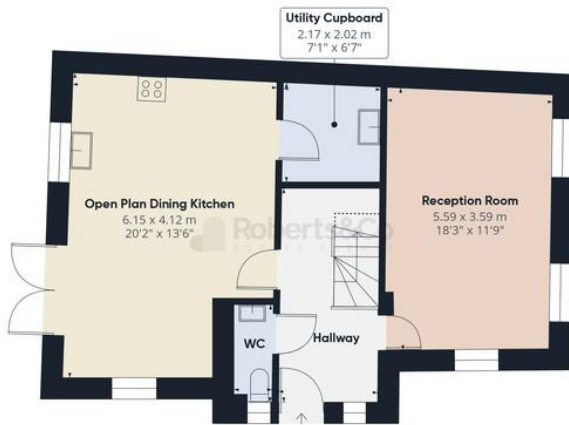


be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.

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 Building 1



Floor 1 Building 1



Floor 2 Building 1



Double Garage Building 2

Approximate total area⁽¹⁾

200.9 m²

2163 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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