



**redrose**

**146 Hoyles Lane**

Cottam, Preston, PR4 0ND

Properties of this calibre seldom become available in Cottam! On a spacious and commanding plot, this charming semi-detached home boasts three bedrooms and presents an impressive frontage with ample parking for multiple vehicles. The rear garden spans an impressive 90 feet. The ground floor offers two generously proportioned reception rooms, a dining room, and a well-appointed kitchen. Upstairs, you'll find two sizable double bedrooms, a single bedroom, a bathroom, and a separate WC. Meticulously maintained, this property holds incredible potential for modernisation and expansion. Without a doubt, this lovely house is perfectly suited to become an great family home.

**O.I.E.O £300,000**

EPC Rating 'TBC'







## Property Description

### OUTSIDE FRONT

Large frontage with driveway for several vehicles and large lawn with established trees including a magnificent Magnolia tree.

### PORCH/ENTRANCE HALLWAY

Upvc front porch with double glazed windows, period door to hallway with stained glass window insert. Tiled flooring in porch.

### ENTRANCE HALLWAY

16' 0" x 7' 2" (4.9m x 2.2m) Spacious entrance hallway with stained glass window to the side, doors to all rooms and stairs to first floor. Door to understairs cupboard, ceiling light point and radiator.

### LOUNGE

12' 1" x 15' 1" (3.7m x 4.6m) Double glazed bay window to front, ceiling light point, feature fireplace with brick feature. Ceiling light point and radiator.







#### SECOND RECEPTION

12' 9" x 12' 5" (3.9m x 3.8m) Another great reception room with Double glazed 'picture window' to rear garden, ceiling light point and radiator.

#### KITCHEN

16' 0" x 6' 10" (4.9m x 2.1m) With a wide range of wall and base units in light beech. Integrated fridge/freezer, space for washing machine and dishwasher, double oven and hob with extractor fan, tiled splashbacks, stainless steel sink and drainer, double glazed window overlooking the garden and opening to the dining room/garden room. tiled flooring and ceiling light point. Sliding door to pantry area and garage.



#### DINING ROOM/GARDEN ROOM

16' 8" x 8' 10" (5.1m x 2.7m) Overlooking the rear garden with double glazed window and Upvc door. Ceiling light point and radiator.

#### GARAGE

Single garage with up and over door to front and door to rear. Power and light.

#### FIRST FLOOR

Stairs to first floor landing with window to side and doors to all rooms. Loft hatch and ceiling light point.



#### MASTER BEDROOM

14' 5" x 10' 5" (4.4m x 3.2m) Great size master bedroom with double glazed bay window to front, ceiling light point and radiator.

#### BEDROOM TWO

7' 2" x 7' 2" (2.2m x 2.2m) Double bedroom with double glazed window to rear, ceiling light point and radiator.

#### BEDROOM THREE

7' 2" x 7' 2" (2.2m x 2.2m) Double glazed window to front, ceiling light point and radiator. Currently used as an office.



#### BATHROOM

7' 2" x 4' 7" (2.2m x 1.4m) Fully tiled walls with bath and wash hand basin, double glazed window to side, ceiling light point and door to airing cupboard.

#### WC

Low level WC, ceiling light point and radiator.



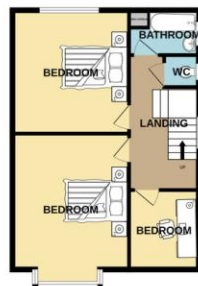
### REAR GARDEN

Fabulous rear garden with two great size Indian stone patios large 90ft lawn with established trees surrounding. Indian stone pathway to the side leading to the front. This really is a fabulous garden and rarely do you find such space.



GROUND FLOOR  
841 sq ft (78.2 sq m) approx.

1ST FLOOR  
532 sq ft (49.4 sq m) approx.



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Redrose  
15 Barnes Wallis Way  
Buckshaw Village  
Chorley  
Lancs

[www.redrosepm.co.uk](http://www.redrosepm.co.uk)  
[sales@redrose.co.uk](mailto:sales@redrose.co.uk)  
01772 456558

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