

# GUILDHALL

SALES & LETTINGS



## 3 Woodcock Close

, Preston, PR4 0JW

£290,000



Guildhall Sales and Lettings are proud to introduce this well presented, deceptively spacious, three bedroomed detached property to the market. Situated in the well sought after area of Cottam, within close proximity to local amenities, commuter links and schools. Boasting contemporary features throughout, this property is perfectly suited for small families and internally comprises briefly:

Entrance through to the entrance porch providing access to the spacious main living area, from the living area is open access to the contemporary fitted kitchen, the dining area and a door providing access to the staircase to the first floor and the ground floor WC. From the dining area is access to the utility room. To the first floor are three spacious bedrooms with the master bedroom boasting an en suite, and access to the family bathroom.

Externally to the rear of the property is a paved patio seating area, laid to lawn gardens, stone chippings and a PVC shed. To the front of the property is a driveway providing off road parking.

For further information or to arrange a viewing, please call 01772 769999 and the team will be more than happy to help.



## Ground Floor

### Entrance

Composite double glazed frosted front entrance door providing access to the entrance porch.

### Entrance Porch 4'11 x 3'3 (1.50m x 0.99m)

UPVC double glazed frosted window, central heating radiator, spotlight and a door providing access to the living area.

### Living Area 23'3 x 10'8 (7.09m x 3.25m)

UPVC double glazed window, central heating radiator, UPVC double glazed French doors, spotlights, a Dimplex fire, open access to the kitchen and dining room and a door to the staircase to the first floor with access to the ground floor WC.

### Dining Area 16'2 x 8'8 (4.93m x 2.64m)

UPVC double glazed window, central heating radiator, spotlights and a door to the utility area.

### Utility Room 5'1x 4'9 (1.55m x 1.45m)

Houses the Baxi combination boiler, electric control for the outdoor lighting, and provides space for a tumble dryer.

### Kitchen 8'8 x 8'1 (2.64m x 2.46m)

UPVC double glazed window, one and a half bowl stainless steel sink, drainer and mixer tap, four ring gas hob with extractor hood, integrated oven and microwave, integrated dishwasher, integrated washing machine, integrated fridge freezer, spotlights, smoke detector, wood effect laminate work surfaces and wood effect vinyl flooring.

### Ground Floor WC 5'3 x 3'1 (1.60m x 0.94m)

Central heating radiator, dual flush WC, smoke detector, pedestal wash basin with a mixer tap, partially tiled elevations, extractor fan and wood effect vinyl flooring.

## First Floor

### Landing

UPVC double glazed window, loft access, smoke detector, spotlights and doors to a storage cupboard, three bedrooms and the family bathroom.

### Bedroom One 11'7 x 11'5 (3.53m x 3.48m)

UPVC double glazed window, central heating radiator and a door to the en suite.

### En Suite 9'5 x 3'4 (2.87m x 1.02m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, shower enclosure with a direct feed shower, partially tiled elevations, tiled flooring, extractor fan and spotlights.

### Bedroom Two 13'3 x 8'7 (4.04m x 2.62m)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three 7'10 x 7'6 (2.39m x 2.29m)

UPVC double glazed window and central heating radiator.

### Bathroom 8'7 x 6'0 (2.62m x 1.83m)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panelled bath with a mixer tap, partially tiled elevations, tiled flooring, spotlights and extractor fan

## External

### Rear

Stone chippings, paved patio seating area, laid to lawn garden, and a PVC shed.

## Agents Notes

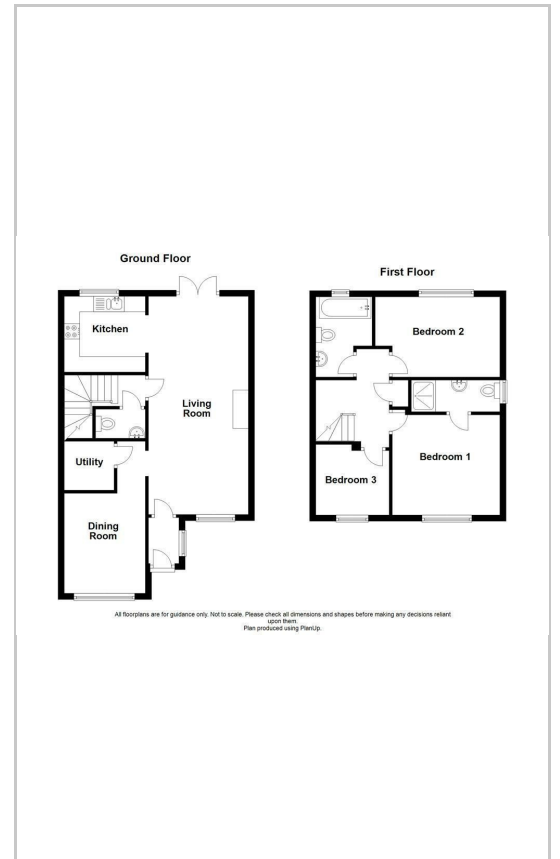
This property benefits from fitted solar panels.

This property also has the cable ready to connect for charging an electric vehicle.

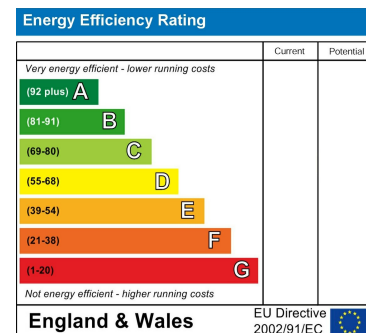
## Area Map



## Floor Plans



## Energy Efficiency Graph



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