

# GUILDHALL

SALES & LETTINGS



## 8 Nog Tow Close

Cottam, Preston, PR4 0JR

Offers Over £210,000



Guildhall Sales and Lettings are delighted to present this beautifully maintained three-bedroom semi-detached home to the market. Located on a private road in the highly desirable area of Cottam, the property offers easy access to local amenities, schools, and commuter routes.

With its generous living space, modern features and neutral decor, this home is ideal for small families or first-time buyers. The interior layout briefly comprises:

The entrance hallway which opens into the living room, which provides access to the downstairs W/C, storage room, and the kitchen/dining area. On the first floor, there are three bedrooms and a family bathroom with a three-piece suite.

Externally to the rear is an extensive enclosed rear yard. To the front of the property, there is a lawned garden and a driveway offering off-road parking for multiple vehicles.

Viewing is highly recommended, call our office on 01772769999 to book your viewing today.



## Ground Floor

Lounge 11'2" x 16'6" (3.42 x 5.05)

Kitchen/Diner 15'1" x 10'0" (4.62 x 3.05)

Downstairs WC 7'6" x 3'2" (2.29 x 0.98)

Storage Room

## First Floor

Bedroom One 15'0" x 13'10" (4.59 x 4.24)

Bedroom Two 8'4" x 12'7" (2.56 x 3.84)

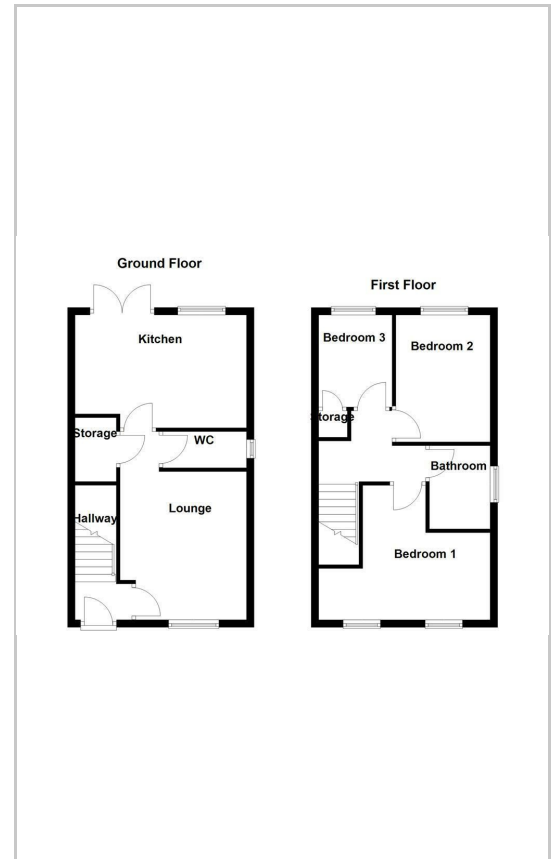
Bedroom Three 6'3" x 8'10" (1.92 x 2.70)

Bathroom 5'10" x 7'5" (1.78 x 2.27)

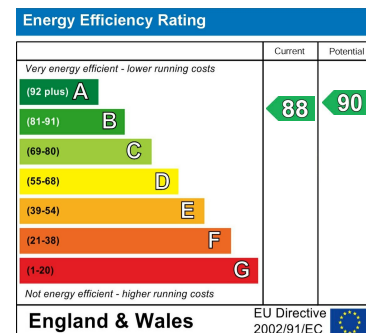
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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