

GUILDHALL

SALES & LETTINGS



1 Rose Cottage Moss Side Lane

Wrea Green, Preston, PR4 2PE

Offers Over £375,000



This beautifully presented three bedroom semi detached property is being proudly welcomed to the market in the highly sought after area of Wrea Green.

Situated within the well sought after area of Wrea Green, within close proximity to local amenities, schools and commuter links, this property is not one to miss. Boasting neutral decor and deceptively spacious accommodation throughout, this property is well suited for families.

Inside, the home includes a welcoming entrance porch, leading into a spacious living area with double doors to the formal dining area. The dining area then leads to a spacious kitchen featuring a skylight for enhanced sunlight. The ground floor also benefits from having a garage, utility room and a W/C.

To the first floor, you will find three good sized bedrooms, one with the added benefit of an en-suite, and a three piece family bathroom to finish. Another advantage of this property is the converted loft space, which has been transformed into a functional office.



Ground Floor

Hallway 12'3" x 2'7" (3.75 x 0.8)

Living Room 13'1" x 12'3" (4.0 x 3.75)

Dining Room 12'3" x 13'1" (3.75 x 4.0)

Kitchen 12'5" x 12'5" (3.8 x 3.8)

Garage 14'3" x 6'6" (4.35 x 2.0)

Utility Room 9'2" x 6'6" (2.8 x 2.0)

Downstairs W/C 6'6" x 3'3" (2.0 x 1.0)

First Floor

Bedroom One 8'2" x 5'8" (2.5 x 1.75)

Bedroom Two 11'5" x 10'9" (3.5 x 3.3)

Bedroom Three 16'4" x 8'2" (5.0 x 2.5)

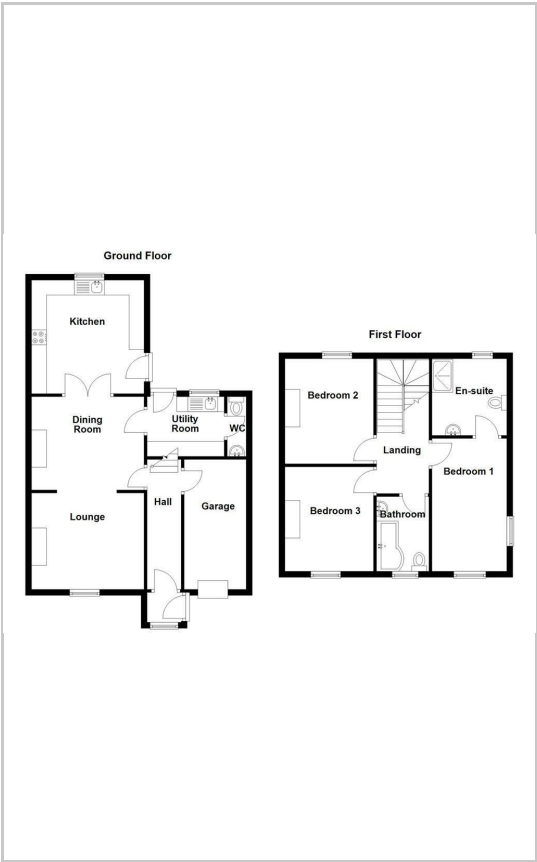
En - Suite 8'2" x 8'2" (2.5 x 2.5)

Family Bathroom 8'2" x 5'8" (2.5 x 1.75)

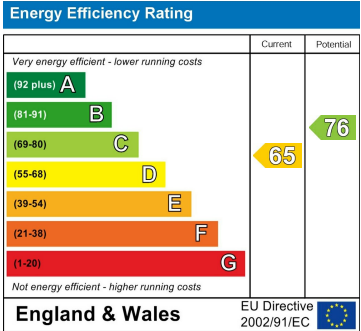
Area Map



Floor Plans



Energy Efficiency Graph



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