

# GUILDHALL

SALES & LETTINGS



## 18 Greenfinch Avenue

Cottam, Preston, PR4 0PF

£400,000



\*AN EXCEPTIONAL DETACHED FOUR BEDROOM HOME\*

Tucked away in a quiet and highly desirable residential cul-de-sac, this beautifully presented four-bedroom detached home offers the perfect blend of modern living and peaceful surroundings.

Upon entering, you are welcomed into the spacious entrance hallway providing access to the living room and the dining room. Additionally, you'll find a convenient downstairs W/C. Continuing through, you'll discover the well-appointed kitchen and utility room, along with a large reception room featuring bifold doors that open to the rear.

On the first floor, you'll find two generously sized bedrooms, along with a stylish three-piece en-suite. The third floor offers access to the main bedroom with en-suite, the family bathroom, and the fourth bedroom. The landing on this floor also leads to the impressive roof terrace perfect for relaxing in the summer months.





Ground Floor

Entrance Hall

Living Room One 15'5" x 10'11" (4.71 x 3.34)

Dining Room 8'3" x 12'3" (2.53 x 3.75)

Downstairs WC 4'7" x 5'3" (1.40 x 1.61)

Kitchen 12'10" x 9'6" (3.92 x 2.92)

Utility Room 4'7" x 6'6" (1.40 x 2.00)

Living Room Two 18'10" x 19'0" (5.75 x 5.80)

First Floor

Landing

Bedroom Two 9'10",49'2" x 14'0" (3,15 x 4.29)

Bedroom Three 9'7" x 13'11" (2.94 x 4.25)

En-Suite 6'4" x 5'9" (1.95 x 1.76)

Second Floor

Landing

Bedroom One 10'4" x 13'11" (3.17 x 4.25)

En Suite 6'7" x 5'8" (2.02 x 1.74)

Bedroom Four 9'7" x 6'7" (2.93 x 2.03)

Family Bathroom 6'2" x 7'0" (1.89 x 2.15)

Roof Terrace 13'7" x 19'5" (4.16 x 5.94)

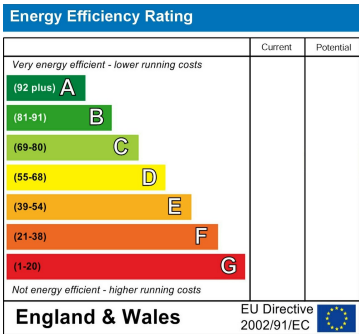
Area Map



Floor Plans



Energy Efficiency Graph



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