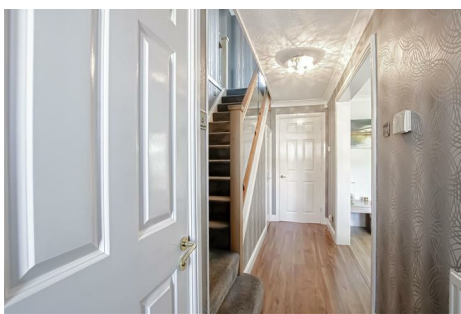


GUILDHALL

SALES & LETTINGS



6 Roseberry Avenue , Cottam, PR4 0NF

AN ENVIABLE FOUR BEDROOM DETACHED PROPERTY!

Having been presented and updated to the highest standard throughout with immaculate presentation, an abundance of indoor and outdoor space, stunning gardens and no detail missed, this former show home is being proudly welcomed to the market in the highly regarded location of Cottam on a sought after estate. Boasting spacious rooms, neutral decoration and modern fixtures and fittings, this impressive property is the perfect family home to move straight into! Situated conveniently close to bus routes, local schools and amenities, as well as network links to Preston, Longridge and major motorway links. The property has undergone a full transformation throughout by it's original owners to the highest possible standard and is an immaculate family home! With integral garage, impressive gardens with water features to the front and the rear, double driveway and the highest quality finish, this property is a fantastic home and a credit to the current owners who have created the most luxurious and spacious family home.

The property comprises briefly, a welcoming entrance hallway provides access through to a spacious reception room, contemporary fitted kitchen diner, WC and staircase to the first floor. The reception room leads on to a second living area. The kitchen diner guides you on to a fantastic study area, utility room and out to the rear. The utility room leads through to the integral garage. The first floor comprises of doors on to four generously sized bedrooms and a family bathroom. The main bedroom leads on to a contemporary fitted en suite shower room. Externally there is a garden with artificial lawn, patio and bedding areas to the rear, as well as stunning water feature, hot shower, work shop and storage areas. To the front there is a garden with water feature, driveway with parking for three vehicles and access to the garage, the property also comes with existing planning permission for a second storey extension.

£415,000

6 Roseberry Avenue

, Cottam, PR4 0NF



- Extended Detached Family Home
- Open Living/Dining Kitchen
- Corner Plot
- Four Generous Bedrooms
- Ensuite and Family Bathroom
- Highly Sought After Area
- Three Reception Rooms
- Driveway & Garage

Ground Floor

Entrance

Hallway

16'6" x 6'3" (5.05m x 1.91m)

WC

5'4" x 2'9" (1.65m x 0.86m)

Reception Room One

16'7" x 11'8" (5.08m x 3.56m)

Reception Room Two

10'11" x 8'5" (3.33m x 2.59m)

Living/Dining Kitchen

25'1" x 18'4" (7.65m x 5.61m)

Utility Room

7'10" x 4'7" (2.39m x 1.40m)

Garage

16'6" x 8'7" (5.03m x 2.62m)

Office

17'1" x 8'3" (5.21m x 2.54m)

First Floor

Landing

Bedroom One

15'1" x 14'6" (4.62m x 4.42m)

En Suite

6'11" x 5'1" (2.13m x 1.57m)

Bedroom Two

11'10" x 10'7" (3.63m x 3.25m)

Bedroom Three

12'5" x 8'5" (3.81m x 2.59m)

Bedroom Four

10'7" x 7'10" (3.25m x 2.41m)

Bathroom

6'11" x 5'6" (2.13m x 1.68m)

External

Front

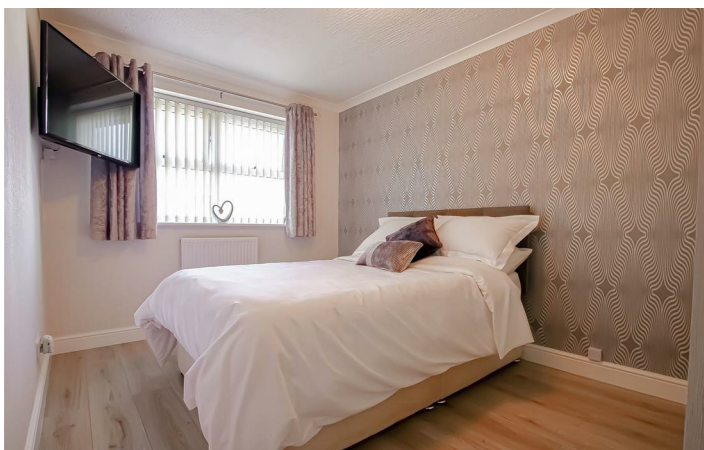
Rear

Workshop

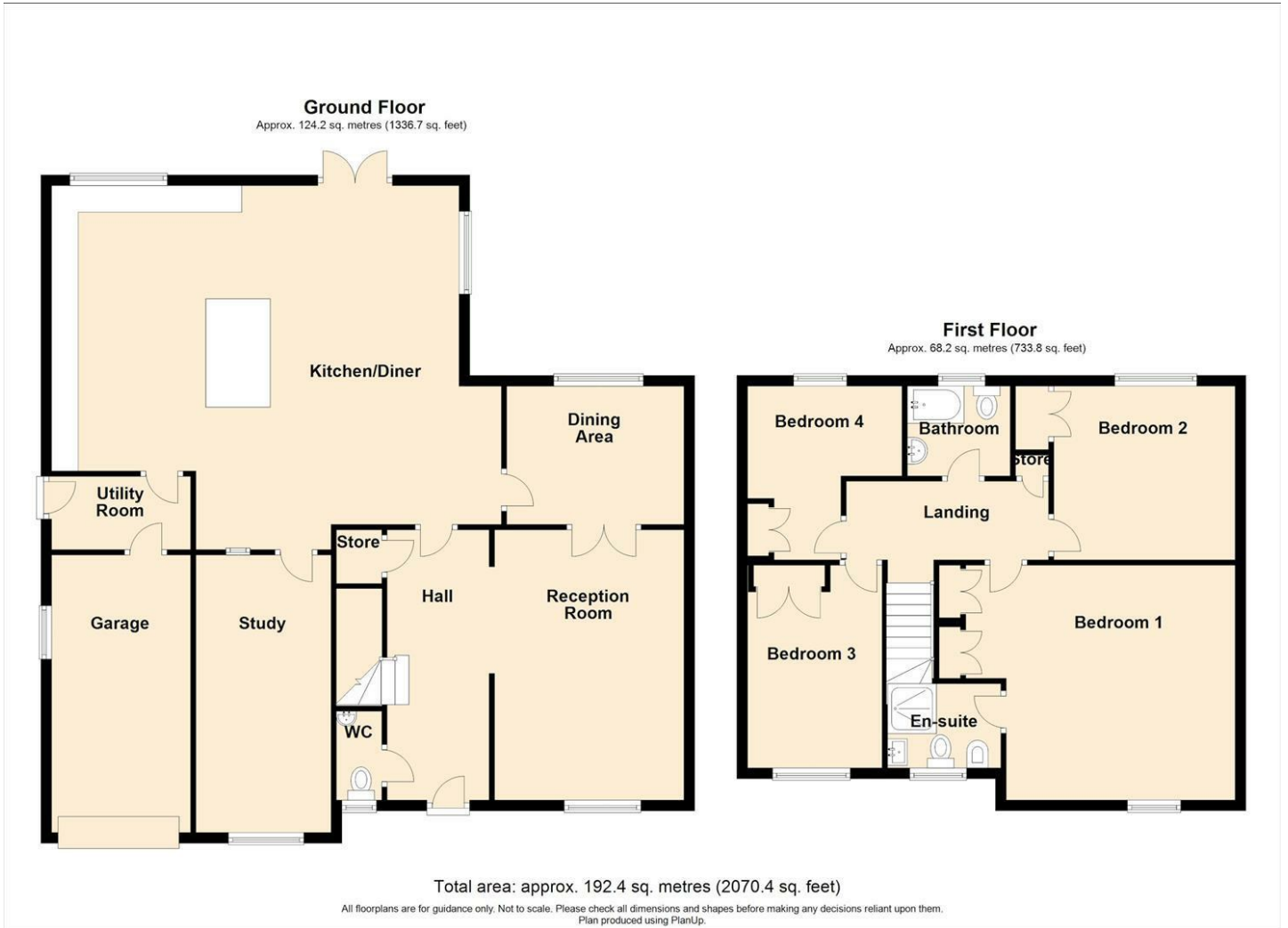
11'6" x 5'6" (3.51m x 1.68m)



Directions



Floor Plan



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	