

5 Maxy House Road

Cottam

Offers in the Region of: £320,000



**Pendle Hill
Properties**



5 Maxy House Road, Cottam
**£320,000 Offers in the
Region of**

A four-bedroom detached newly built property in the highly sought after town of Cottam briefly comprises an open plan kitchen/dining/family room, utility with wc, lounge, master bedroom with ensuite, three further bedrooms, bathroom, rear garden, driveway, and garage.



LOUNGE

A spacious lounge with double-glazed bay window overlooking the front of the property briefly comprises carpeted flooring, radiator, and ceiling light point.

KITCHEN / DINING / FAMILY ROOM

A fully fitted kitchen with a range of base and wall mounted units with complimentary laminate worktops briefly comprises a four-ring gas hob with overhead extractor, oven, integrated fridge/freezer, dishwasher, stainless steel sink with mixer tap, tiled flooring, radiator, ceiling spotlights, and a double glazed window.

The open plan dining / family room boasts upvc patio doors to the rear briefly comprises tiled flooring, radiator, ceiling spotlights, and provides access to the utility room.

UTILITY ROOM WITH WC

The utility room briefly comprises a laminate worktop with stainless steel sink and mixer tap, space for a washing machine/dryer, and fridge, tiled flooring, radiator, ceiling spotlights, and a upvc door to the rear.

The WC briefly comprises a low-level wc, pedestal sink, radiator, tiled flooring, ceiling spotlights, and a frosted window.

MASTER BEDROOM WITH ENSUITE

A spacious double bedroom with unique high ceilings located on the first floor briefly comprises carpeted flooring, integrated wardrobes, radiator, ceiling light point, and a double-glazed window overlooking the front of the property.

The ensuite shower room briefly comprises a walk-in shower cubicle, low-level wc, radiator, storage basin sink, radiator, ceiling light point, tiled flooring, and a frosted window.

BEDROOM TWO

Another double bedroom located on the first floor with a double-glazed window overlooking the front briefly comprises carpeted flooring, radiator, and ceiling light point.

BATHROOM

A family bathroom briefly comprises the bath with a shower attachment, pedestal sink, low-level WC, tiled flooring, radiator, ceiling light point, and a frosted window.

BEDROOM THREE

The third double bedroom briefly comprises carpeted flooring integrated wardrobes, radiator, ceiling light point, and a double-glazed window to the rear.

BEDROOM FOUR

The final bedroom briefly comprises carpeted flooring, radiator, ceiling light point, and a double-glazed window to the rear.

EXTERNAL

To the rear is a large south-west facing fenced-in garden boasting both a lawn space, and patio area.

The front of the property boasts a driveway and provides access to the garage.

ADDITIONAL INFORMATION

Tenure = Leasehold

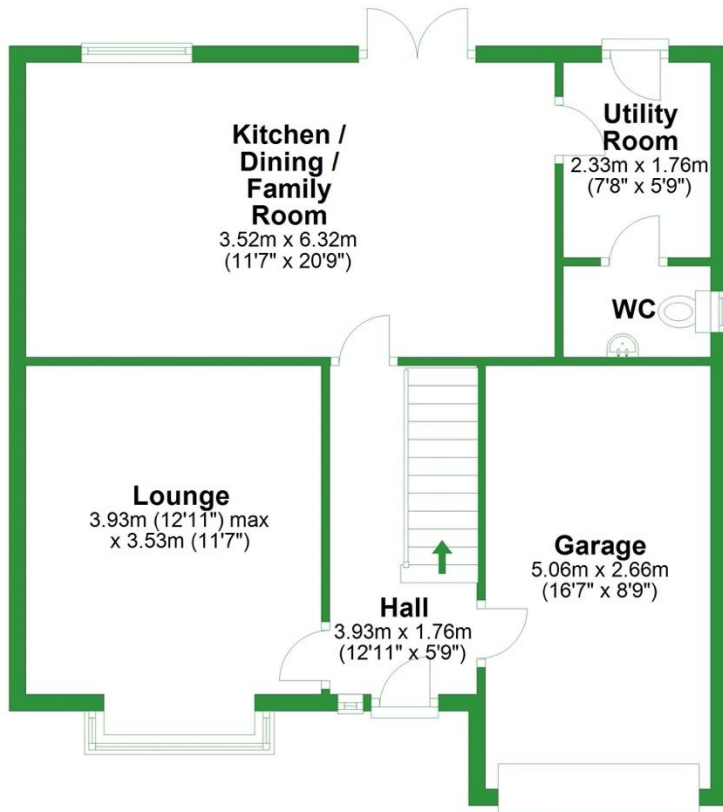
Council Tax Band = E

Solar Panels



Ground Floor

Approx. 65.2 sq. metres (702.2 sq. feet)

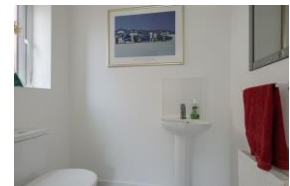
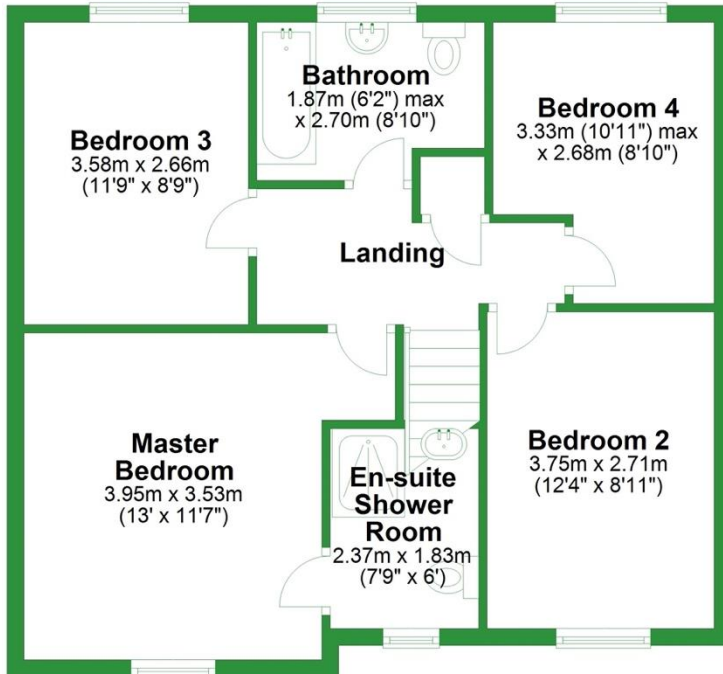


Total area: approx. 125.3 sq. metres (1349.2 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.
Plan produced using PlanUp.

First Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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