

# GUILDHALL

SALES & LETTINGS



## 153 Hoyles Lane

Cottam, Preston, PR4 0NB

Nestled in the charming area of Hoyles Lane, Cottam, this delightful bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

The bungalow boasts three inviting reception rooms, providing ample space for relaxation and entertaining. Whether you envision a cosy living room, a formal dining area, or a versatile study, the possibilities are endless. The layout is designed to maximise natural light, creating a warm and welcoming atmosphere throughout.

The property features a well-appointed bathroom, ensuring that your daily routines are both comfortable and efficient. Additionally, the bungalow includes parking for one vehicle, making it easy for you and your guests to come and go with ease.

Located in the desirable Cottam area, this home is surrounded by local amenities, parks, and excellent transport links, making it a convenient choice for those who appreciate both tranquillity and accessibility.

£950 PCM

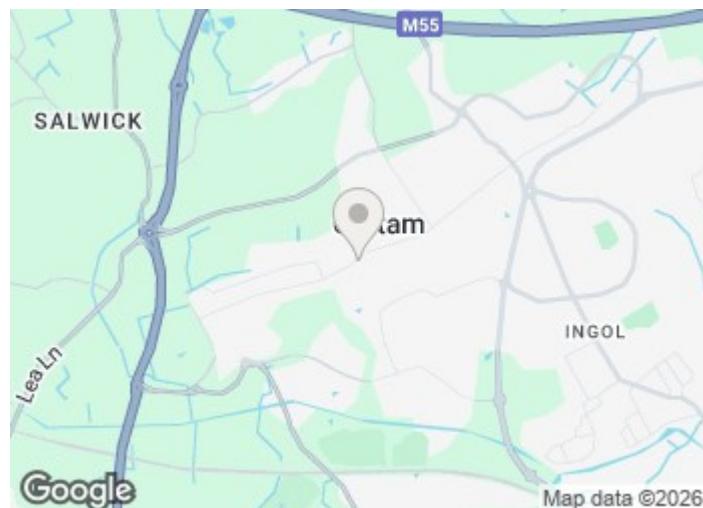


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- 2 Bedrooms
- 3 Receptions
- 1 Bathroom
- Driveway Parking Available
- Front & Rear Gardens
- Unfurnished
- Bungalow
- Cottam



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92 plus) A                                 |                         | 86  |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   | 67                      |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| England & Wales                             | EU Directive 2002/91/EC |  |