



16 Hobby Street, Cottam, Preston, PR4 0GE

Price: £375,000

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	89	90
(69-80)	C		
(55-68)	D		

- Gas central heating and double glazing
- Spacious living accommodation
- Large living room
- High standard integrated kitchen
- Open plan living/dining/kitchen
- Attractive bathroom
- No Chain
- 3/4 car drive and garage

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FULL DESCRIPTION

This stunning and show-home-standard four double bedroom detached house is situated in a much sought after location and offers entrance hallway, large lounge, open plan living/dining/kitchen with french doors to a large lawn garden with patio area. Upstairs is a gallery style landing with 4 large double bedrooms, master en suite and a family bathroom. The home is warmed by gas central heating and double glazing. Solar panels that provide an income. There is a 3/4 car driveway and garage. Be very quick to view!

BROADBAND COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Premises (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

ENTRANCE HALL

10' 0" x 6' 6" (3.06m x 2.00m)

LOUNGE

16' 10" x 11' 0" (5.15m x 3.36m)

KITCHEN/DINING/LIVING

17' 11" x 12' 1" (5.48m x 3.70m)

WC

5' 6" x 3' 5" (1.69m x 1.05m)

UTILITY ROOM

6' 4" x 5' 6" (1.95m x 1.69m)

BEDROOM

13' 0" x 11' 6" (3.98m x 3.51m)

ENSUITE

8' 9" x 3' 10" (2.68m x 1.17m)

BEDROOM

11' 10" x 9' 9" (3.62m x 2.99m)

BEDROOM

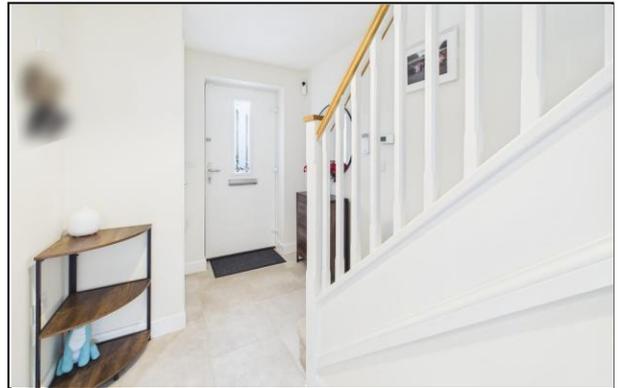
11' 10" x 11' 4" (3.63m x 3.46m)

BEDROOM

11' 3" x 10' 2" (3.45m x 3.10m)

BATHROOM

6' 9" x 6' 3" (2.07m x 1.93m)



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "E"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

26/02/2026



16 Hobby Street, Cottam, Preston



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1223 ft²
113.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

