

124 BEAMINSTER AVENUE

COTTAM, PRESTON, PR4 0QP

Offers Over **£170,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

▪ 33% Discount To Market Value ▪ Fantastic First-Time Buyer Opportunity ▪ Available Through The Preston Discount To Market Scheme ▪ Three-Bedroom End Mews Home ▪ Modern Fitted Kitchen & Downstairs W.C ▪ Spacious Living Room & Additional Reception Room ▪ South-East Facing Low-Maintenance Rear Garden ▪ Workshop With Electricity & Separate Storage Shed ▪ Private Driveway With Parking For Two Vehicles ▪ Solar Panels With Surplus Energy Export Potential

Property Summary

33% DISCOUNT TO MARKET VALUE - A FANTASTIC OPPORTUNITY FOR FIRST TIME BUYERS! Looking for an affordable way to get on the property ladder? Set within the popular residential area of Cottam, Preston, this attractive three-bedroom end mews home offers contemporary accommodation, versatile living space and a superb low-maintenance garden and is being offered through the Preston Discount to Market Scheme, providing eligible buyers with the opportunity to purchase at 33% below the current market value.

A welcoming entrance hallway leads through to the ground-floor accommodation. The modern fitted kitchen is positioned to the front and offers excellent storage and preparation space, with an integrated oven/grill, gas hob and extractor, together with plumbing for a washing machine and dishwasher. A convenient downstairs WC completes the practical layout.

To the rear is a comfortable living room, creating an inviting space for everyday relaxation. This flows into an additional reception room, providing valuable flexibility as a dining area, playroom or second sitting room, with direct access onto the rear garden.

The first floor provides three well-proportioned bedrooms, ideal for family living, guests or home working, together with a contemporary family bathroom.

Outside, the south-east facing rear garden has been thoughtfully designed for ease of maintenance, with paved and composite decked areas providing excellent spaces for outdoor entertaining and alfresco dining. There is also a workshop with electricity, a separate storage shed and gated side access.

To the front, a private driveway provides off-road parking for two vehicles, complemented by attractive raised planting beds.

Further benefits include solar panels, generating electricity for the property with surplus power capable of being exported back to the grid. Viewing comes highly recommended.

Entrance Hallway
3'9" x 11'3" (1.15 x 3.43)
Entrance via a modern composite front door with feature glazed panel. Carpeted turned spindle balustrade staircase leads to all first floor accommodation. Wood effect laminate flooring. Pendant light fitting. Doors leading off to all ground floor accommodation.

Downstairs Cloaks W.C
2'11" x 6'2" (0.88 x 1.88)
UPVC double glazed obscured window to the side elevation. Features a modern two piece suite in white comprising of a low flush WC and pedestal wash hand basin with mixer tap and tile splashback. Radiator. Wood effect laminate flooring. Pendant light fitting.

Kitchen
7'3" x 11'3" (2.21 x 3.42)
UPVC double glazed window to the front elevation. Features range of modern eye and base units in white with contrasting work surfaces and upstands over. Inset stainless steel one and a half bowl sink and drainer unit with mixer tap. Integrated appliances include electric double oven, four burner gas hob and extractor over. Space and plumbing for dishwasher and washing machine. Space for American style fridge freezer. Part tiled elevations. Pendant light fitting. Wood effect laminate flooring.

Living Room
14'3" x 14'1" (4.35 x 4.30)
UPVC double glazed French doors with glazed side panels lead through to the sunroom. A spacious room with feature focal electric fire. Pendant light fitting. Wood effect laminate flooring. TV aerial socket.

Sun Room
9' x 9'3" (2.75 x 2.82)
A superb 'Add a Room' extension to the property with UPVC double glazed windows the rear elevation and UPVC double glazed door to the side elevation leading out onto the rear garden. Vaulted ceiling. Wall mounted light fitting. Vinyl flooring.

First Floor Landing
2'9" x 9'8" (0.84 x 2.95)
Spindle balustrade landing with access to the loft. Carpeted. Pendant light fitting. Doors leading off to all first floor accommodation.

Bedroom One
7'10" x 13'4" (2.39 x 4.06)
UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Radiator. TV aerial socket.

Bedroom Two
7'10" x 11'10" (2.38 x 3.60)
UPVC double glazed window to the front elevation. Carpeted. Pendant light fitting. Radiator.

Bedroom Three
6'1" x 8'11" (1.86 x 2.73)
UPVC double glazed window to the rear elevation. Carpeted. Pendant light fitting. Radiator.

Family Bathroom
6'1" x 6'1" (1.85 x 1.86)
UPVC double glazed obscured window to the front elevation. Features a modern three piece suite in white comprising of a low flush W.C, pedestal wash hand basin and panelled bath with thermostatic mixer controlled shower. Part tiled elevations. Ceiling light fitting. Extractor fan.

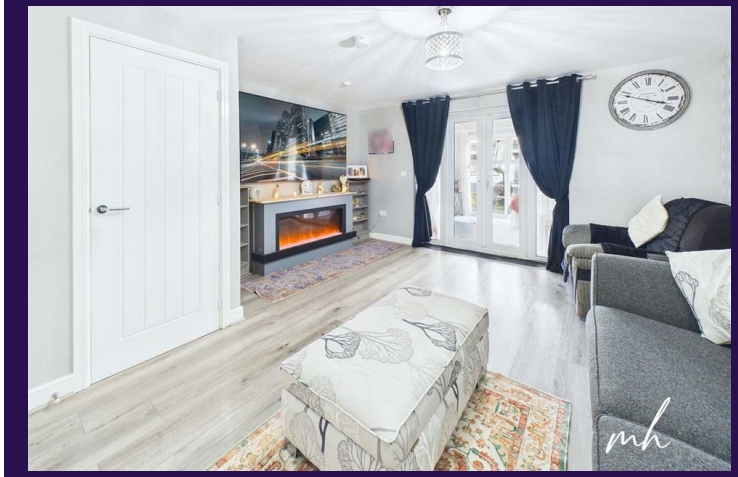
Front External
To the front, the property enjoys an attractive and well-maintained approach with a private driveway providing off-road parking for two vehicles. A paved pathway leads to the covered entrance beneath an attractive pitched canopy, complemented by a decorative raised planter with established shrubs. Gated access to the side provides a convenient route through to the rear garden.

Rear External
To the rear, the property enjoys a beautifully presented, low-maintenance enclosed garden, thoughtfully designed for outdoor entertaining and relaxation. A generous paved patio is complemented by a raised timber decked seating area, providing the perfect setting for alfresco dining. The garden is enclosed by timber fencing with gated side access and features attractive planted pots and borders, together with a substantial garden room/outbuilding, offering useful additional space.

Discount to Market Scheme
The Preston Discount to Market Scheme, providing eligible buyers with the opportunity to purchase at 33% below the current market value.

What does that mean...
The property is being sold at a 33% discount, helping make home ownership more affordable for qualifying first-time buyers.













THIS IS NOT SHARED OWNERSHIP. There is no rent payable on the remaining 33% – making this a fantastic opportunity for those who meet the scheme's criteria.

Who can buy a discounted property?

The exact criteria to buy a discounted property can differ between schemes, but generally include the following criteria:

• You are unable to afford a property on the open market (total household income less than 60k)
• Must have a local connection to the Preston area.
• Be able to demonstrate a Housing Need for the property type. To be approved for a 3-bedroom property, applicants must evidence that all three bedrooms will be in use. For example, this could include dependants living at the property, an additional bedroom required for care needs, or a bedroom needed as a home office. After a property has been advertised for 4 weeks, if it remains available, this requirement can be relaxed so that applicants only need to evidence that 2 out of the 3 bedrooms will be in use.
• Be a first-time buyer, or if you are currently a homeowner (or named on the mortgage), you can apply, but must sell the property (or name removed) before you can complete the purchase of a discounted property.

Applicants must be one of the following:

•A UK or Irish citizen
• A EEA national with settled status in the UK
• A non-EEA national with valid leave to remain in the UK that does not include a "no recourse to public funds" condition.

What is a local connection?

To buy a discounted property, you must have a local connection to Preston, this can be a person who;

• Is a resident in the local area; or
• Is permanently employed in the local area and reasonably required to be housed there to maintain that employment; or has accepted an offer of permanent employment in the local area and reasonably requires to be housed there to take up that employment; or
has a long-standing connection to the local area and requires family support from relatives living within the local area, or has relatives living in the local area who reasonably require support.

Agents Notes

VIEWING:
Viewing is strictly by appointment only. Please contact our offices.

INFORMATION:
Please note this brochure including photography was prepared by Marie Holmes Estate Agents in accordance with the sellers instructions.

PROPERTY MISDESCRIPTIONS ACT:
Under the Property Misdescription Act 1991, we endeavour to make our sales details accurate and reliable, but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract these particulars are thought to be materially correct though their accuracy is not guaranteed & they do not form part of any contract.

MEASUREMENTS:
All measurements are taken electronically and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract.

WARRANTIES:
The seller does not make any representations or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.

GENERAL:
We strongly recommend that all information we provide about the property is verified by yourself or your advisors.

NOTICE:
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

THINKING OF SELLING?
If you would like to obtain an independent and completely free market appraisal of your property, please contact our offices.





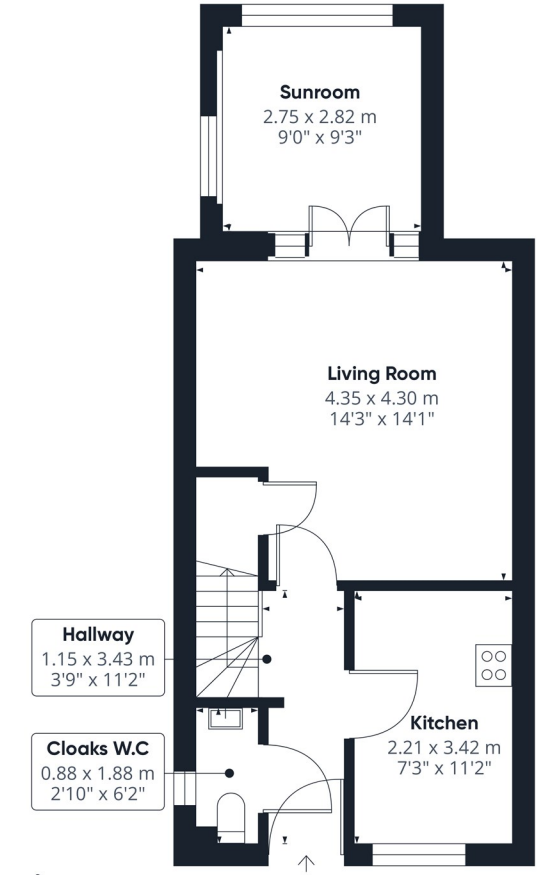


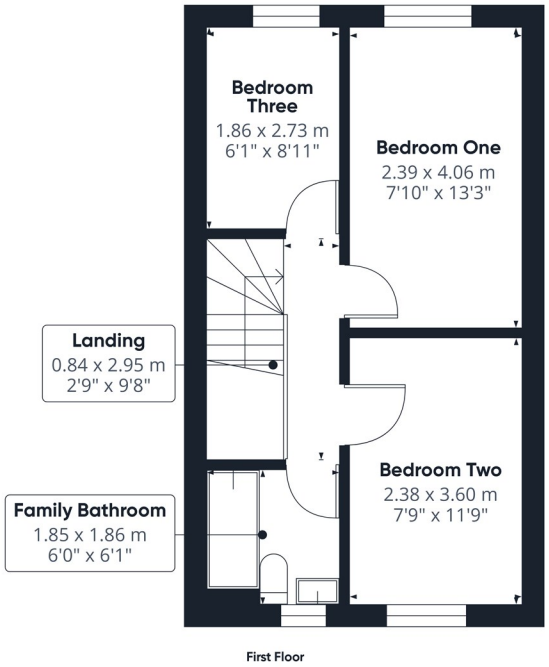












Approximate total area(1)

70.2 m²

755 ft²

(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.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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