

### 3 THE GRANINGS

COTTAM, PRESTON, PR4 OWB

**£335,000**  
FREEHOLD

We are delighted to introduce this immaculately presented and fully refurbished property, situated in a quiet residential cul-de-sac location in the popular suburb of Cottam, to the north-west of Preston. The area offers a blend of suburban convenience and semi-rural surroundings, with local amenities, reputable schools and transport links all within easy reach. The location is particularly well-suited to families and commuters, benefiting from straightforward access to Preston city centre and the wider motorway network. The property has been designed with contemporary style and living in mind and has been extended at the rear to create stunning open plan family living accommodation. In brief, the property comprises of entrance hallway, living room, second reception room and spacious open plan living with a stunning modern kitchen with a large island unit and a great selection of integrated appliances. In addition there is a downstairs laundry room, three bedrooms and two bathrooms. The bi-folding doors in the open plan living area open out on to the landscaped low maintenance rear garden. Externally there is a detached extended garage with study area, plenty of off road driveway parking. This property must be viewed to fully appreciate the dimensions and quality accommodation it has to offer.

**MARIE HOLMES**

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- Fully Refurbished Extended Family Home • Stunning Open Plan Living & Kitchen • Separate Laundry Room • Second Reception Room • Three Good Size Bedrooms • Two Modern Bathrooms – One on the Ground Floor • Neutrally Decorated Throughout • Extended Detached Garage with Study Area • Rear Enclosed Low Maintenance Garden • Driveway Parking for Several Vehicles



### Entrance Hallway

15'9" x 5'3" (4.79 x 1.61)

Entrance via modern composite front door. Velux roof light to ceiling. Feature carpeted staircase with glass balustrade leading to all first floor accommodation. Cupboard storage. Doors leading off to all ground floor accommodation. Inset spotlights to ceiling. Tiled floor covering. Underfloor heating.

### Living Room

15' x 9'10" (4.58 x 3.00)

UPVC double glazed bay window to the front elevation. Carpeted. Inset spotlights to ceiling. TV aerial socket.

### Second Reception/Bedroom Three

7'4" x 10'11" (2.24 x 3.33)

UPVC double glazed bay window to the side elevation. UPVC double glazed window to the front elevation. Access to loft. Carpeted. Inset spotlights to ceiling. Cupboard storage.

### Open Plan Kitchen/Living Area

21'5" x 24'8" (6.54 x 7.51)

A stunning bright and airy room, flooded with natural light from the two roof lights and bi fold doors leading out on to the rear garden. Media wall with TV aerial socket, room for an inset fireplace and pigeon holes for display ornaments. The kitchen area features a range of eye and base level units in a Charcoal Matt finish with contrasting work

surfaces over and tiled splash back. Inset sink with chrome mixer tap. Two AEG integrated electric ovens, electric hob, integrated dishwasher and integrated fridge freezer. Wine cooler. Breakfast bar with feature pendant light fittings and space for three bar stools. Tiled flooring with underfloor heating. Inset spotlights to ceiling.

### Laundry Room

7'9" x 4'8" (2.37 x 1.43)

UPVC double glazed door to the side elevation. Features eye and base level units with contrasting work surfaces. Inset stainless steel sink with chrome mixer tap. Space for and plumbed for a washing machine.

### Downstairs Bathroom

6'9" x 7'1" (2.06 x 2.15)

UPVC double glazed obscured window to the side elevation. Features a wall mounted W.C, wash hand basin set within a vanity unit with drawer storage and walk in shower with mixer and rainwater head. Chrome towel radiator. Fully tiled elevations. Inset spotlights to ceiling. Extractor fan.

### First Floor Landing

Doors leading to all first floor accommodation. Carpeted. Inset spotlights to ceiling.

### Bedroom One

9'1" x 15'8" (2.76 x 4.77)

UPVC double glazed window to the rear elevation.

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Velux roof light to the front elevation. Features fitted robe storage and fitted vanity unit. Carpeted. Radiator. TV aerial socket. Inset spotlights to ceiling.

### Bedroom Two

12'10" x 8'6" (3.91 x 2.59)

UPVC double glazed window to the rear elevation. Features fitted robe storage. Radiator. Carpeted. TV aerial socket. Inset spotlights to ceiling.

### Family Bathroom

9'11" x 7'9" (3.01 x 2.36)

Velux roof light to ceiling. Features a three piece suite in White comprising of wall mounted W.C, wash hand basin set within a vanity unit and step in corner shower with rainwater and hand held fitments. Heated towel ladder. Fully tiled elevations and flooring.

### Front Exterior

The front of the property offers driveway parking for several vehicles with side access gates leading to the garage. Laid to lawn area and dividing party hedgerow.

### Rear Exterior

Fully enclosed rear garden, mainly laid to lawn with spacious Porcelain paved patio area, ideal for entertaining.

### Garage

10'8" x 15'12" (3.25 x 4.87)

Access to the front via stable door, two UPVC

double glazed windows to the side elevation. Side access door. Power and light. Segregated area to the rear of the garage which is currently utilised as a home office.

### Agents Notes

VIEWING:

Viewing is strictly by appointment only. Please contact Marie Holmes Estate Agents on 01772 750777.

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.

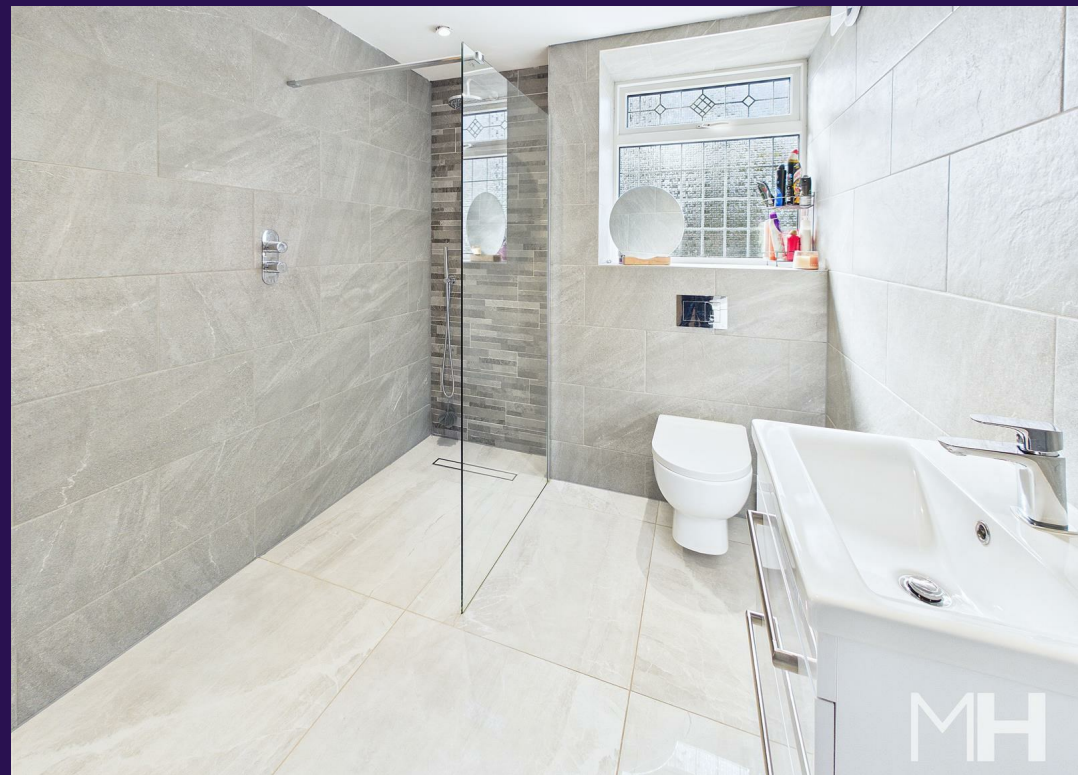
#### NOTICE:

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 office on 01772 750777.







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### ADDITIONAL INFORMATION

**Local Authority** – Preston City Council

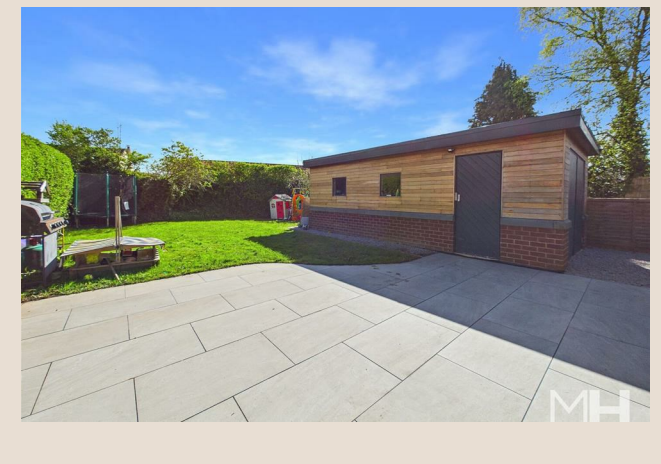
**Council Tax** – Band C

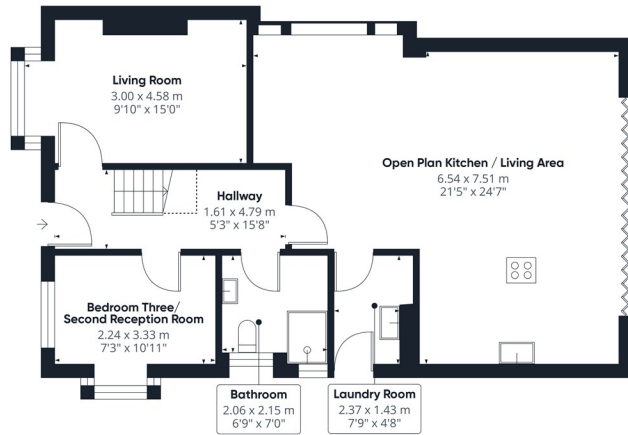
**Viewings** – By Appointment Only

**Floor Area** – 559.73 sq ft

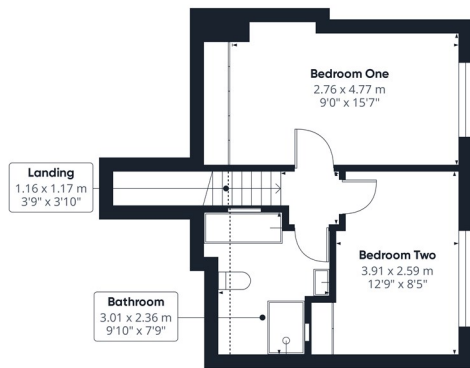
**Tenure** – Freehold

**EPC Rating** – D

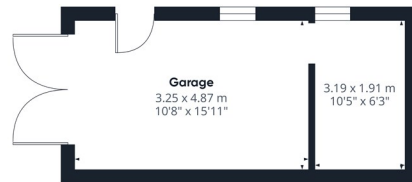




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
 133.7 m<sup>2</sup>  
 1440 ft<sup>2</sup>

Reduced headroom  
 2.2 m<sup>2</sup>  
 23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

Marie Holmes Estate Agents

36d Liverpool Road  
 Penwortham  
 Preston  
 Lancashire  
 PR1 0DQ

01772 750777  
 penwortham@marieholmes.co.uk  
 www.marieholmes.co.uk

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