



Wainwright  
&  
Edwards

**FOR SALE**  
01772 814863

**Offers In The Region Of £575,000**

**The Cottage Station Road, Little Hoole, Preston, PR4 5LE**



## PROPERTY SUMMARY

A rare opportunity to purchase an individual double fronted detached cottage on sought after rural lane convenient for the village of Longton, Preston and the M6 motorway network. The spacious accommodation comprises reception hall with feature stone floor, lounge, snug with working log burner, conservatory, fitted kitchen, utility room and wc. To the first floor there are four bedrooms ( Two with built in wardrobes), master with walk in wardrobe and en suite shower room and separate family bathroom with modern white suite. Outside the property boasts a large double width driveway which leads to a detached double garage and large mature private rear garden enjoying a sunny aspect with open views over farmland to rear. the property benefits from central heating and double glazing. Internal inspection recommended in order to appreciate the extent and potential of this property.





## LOCAL AUTHORITY

South Ribble

## TENURE

Freehold

## COUNCIL TAX BAND

F

| 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>                            |           | <b>80</b>                                                                                                       |
| (55-68) <b>D</b>                            | <b>60</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<br>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 are advised to recheck the measurements.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1856 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

### OFFICE ADDRESS

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### CONTACT

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