GUILDHALL
SALES & LETTINGS

124 Maxy House Road

Cottam, Preston, PR4 0DS

Asking Price £299,995

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Situated in the popular residential area of Cottam, this impressive four bedroomed detached property offers spacious and versatile accommodation, making it an ideal choice for growing families and professionals alike.

The accommodation briefly comprises two separate reception rooms alongside a generous open plan living kitchen diner, providing an excellent space for both everyday family life and entertaining. The ground floor is further complemented by a convenient WC/cloakroom.

To the first floor are four well-proportioned bedrooms, including a spacious master bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a driveway providing off road parking and a private rear garden, offering a great space for relaxing, entertaining or family use.

Conveniently positioned for a range of local amenities, shops, schools and transport links, this attractive detached home combines generous living space with a highly desirable Cottam location. Early viewing is highly recommended.

Ground Floor

Lounge 14'9" x 10'8" (4.52 x 3.26)
Laminate flooring with curtains.

Family Room 17'10" x 7'10" (5.46 x 2.4)
Carpet flooring with curtains

Kitchen Diner 14'6" x 19'4" (4.43 x 5.9)
Laminate flooring, patio doors leading to the rear garden, and a blind. Integrated oven, hob, hood, fridge-freezer and dishwasher.

Ground Floor WC
Vinyl flooring with 2 piece bathroom suite in white and radiator

Bedroom One 9'10" x 11'9" (3 x 3.6)
Carpet flooring with window to rear elevation, curtains and fitted wardrobes.

En Suite Shower Room
Vinyl flooring with a two-piece bathroom suite in white, separate shower enclosure, partially tiled décor and heated towel rail.

Bedroom Two 11'3" x 8'6" (3.44 x 2.6)
Carpet flooring with a window to the rear, curtains and blinds.

Bedroom Three 12'3" x 8'2" (3.74 x 2.49)
Carpet flooring with a window to the front and curtains.

Bedroom Four 8'1" x 9'6" (2.48 x 2.91)
Carpet flooring with a window to the front and curtains.

Bathroom
Vinyl flooring with a three-piece bathroom suite in white, shower over the bath with a glass screen and a heated towel rail.

External

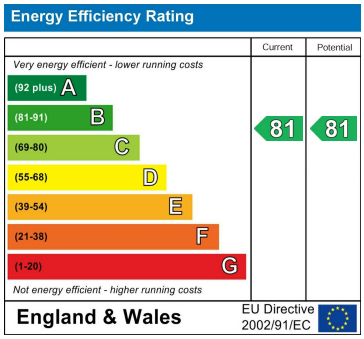
Front
Large double driveway to the front of the property, with gated access to the side.

Rear
Enclosed rear garden, by panel fencing with with laid to lawn and small patio area.

Area Map

Floor Plans

Energy Efficiency Graph



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