



Highfield

124 Hoyles Lane
Cottam
Preston
PR4 0NB

Located on Cottam Green
A semi-detached bay fronted
three bedrooms, bathroom,
two receptions, kitchen, utility,
2x separate WCs, integral garage
with generous gardens and grounds

Offering views across Cottam Green
to the front. Private driveway

Asking Price
£ 305,000

*Photo AI generated for visual setting
illustration purposes only*



A semi-detached bay fronted three bedroom house with views looking across Cottom Green . Private tarmac drive and integral garage. Upvc double glazing throughout. Good size lawned and bordered gardens to front and rear.

Ground Floor

Entrance Vestibule

Glazed upvc external door, mosaic tile floor.

Entrance Hall 2.27m x 4.90m

Spacious entrance hall with stairs to first floor, understairs storage, decorative wall plate rack, radiator, telephone point, 3 power points.

Lounge 5.35m x 4.11m

Feature bay window to front overlooking Cottom Green, decorative fireplace, radiator, TV point, 3 power points.

Dining Room 3.50m x 4.38m

Upvc double glazed patio door to rear, providing access to kitchen, 2 radiators, 1 power point.

Kitchen 2.88m x 3.42m

Modern fitted base and eye level kitchen units, integral 4-ring hob and single oven/grill with extractor hood over, 1½ bowl stainless steel sink unit, upvc double glazed window to rear, 7 power points and radiator.

Utility Room 2.46m x 2.58m

Plumbed for washing machine, separate WC, upvc double glazed window and external door leading to rear flagged patio and garden, 4 power points.

Integral Garage 3.39m x 5.10m

Base and eye level storage cupboards and worktop, wall mounted gas fired central heating boiler, up and over garage door.

First Floor

Landing

Upvc obscure double glazed window to side.

Bedroom 1 5.05m x 3.68m

Double bedroom to front with range of fitted wardrobes and vanity, feature bay window overlooking Cottom Green, radiator, 2 power points.

Bedroom 2 3.13m x 3.66m

Double bedroom to rear with fitted wardrobe, upvc double glazed window to rear, radiator, 5 power points.

Bedroom 3 2.26m x 2.26m

Single bedroom to front, window overlooking Cottom Green, radiator, telephone point, 2 power points.

Family Bathroom

Bath with electric shower over, wash hand basin, tile walls, upvc double glazed window to rear, linen airing cupboard, radiator.

OUTSIDE

Private garden to rear with flagged patio and generous lawned garden enclosed with a timber panel fence. Front garden overlooking Cottam Green.

Private driveway providing off road car parking and access to integral garage.

Services

Mains water and electricity are provided to the property. Mains drainage. Gas fired central heating system.

Council Tax - Council Tax Band 'D'.



Tenure
Freehold. Immediate vacant possession available. No vendor chain.

EPC energy rating of 60 within band 'D' valid until 26 July 2030

Asking Price: £ 305,000

Viewings -Strictly accompanied viewings arranged via the selling agents





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