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HighgateHomes

7 Greenside, Cottam, PR4 0WA  
Guide Price - £249,950



## 7 Greenside, Cottam, PR4 0WA

- **Property type:** House - Townhouse
- **Price:** Offers in the region of £249,950
- **Bedrooms:** 3
- **Receptions:** 1
- **Bathrooms:** 3
- **Local Council:** Preston City Council
- **Council Tax Rating:** E
- **Current EPC Rating:** C (75)
- **Potential EPC Rating:** (82)
- **Tenure:** Freehold

## Advert Summary

*Nestled in a delightful residential neighborhood, this modern mid-townhouse presents an exceptional opportunity for families seeking spacious and versatile living accommodation. Thoughtfully designed and arranged over three floors, this property effortlessly combines comfort and practicality.*

*The home is double-glazed throughout and benefits from a gas-fired central heating system, ensuring a warm and inviting atmosphere year-round. Upon entering, you are welcomed by an inviting hallway that provides access to a convenient downstairs WC and a practical utility room—ideal for managing household tasks with ease.*

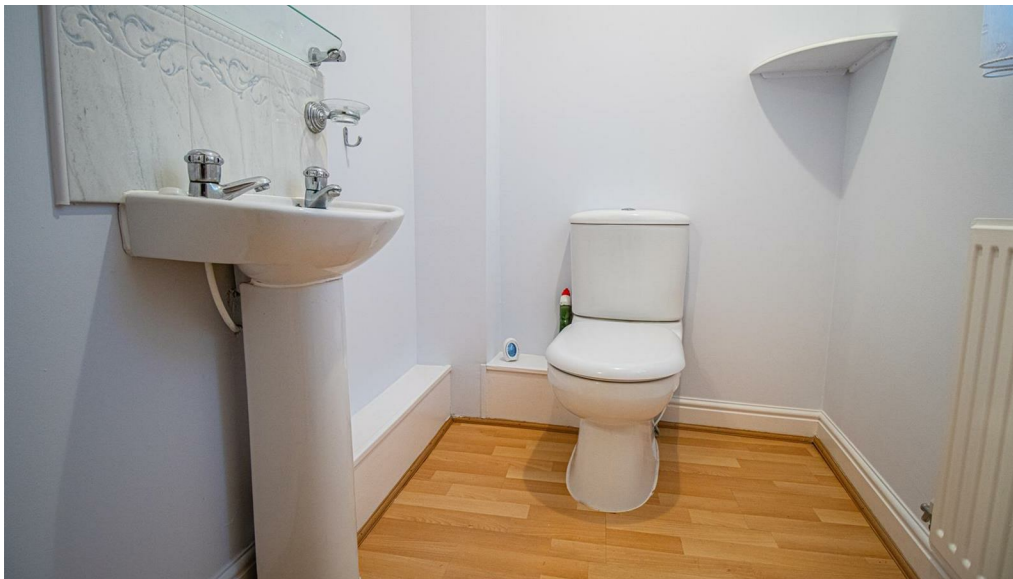
*The heart of the home is undoubtedly the generously proportioned kitchen-diner, which boasts a modern fitted kitchen and ample dining space. French doors open seamlessly to an enclosed rear garden, creating the perfect setting for outdoor entertaining or relaxing with the family.*

*On the first floor, you'll find a bright and airy lounge that offers access to a charming balcony, perfect for enjoying your morning coffee or unwinding in the evening. This floor also features a four-piece family bathroom and a well-sized double bedroom, offering flexibility for guests or family members.*

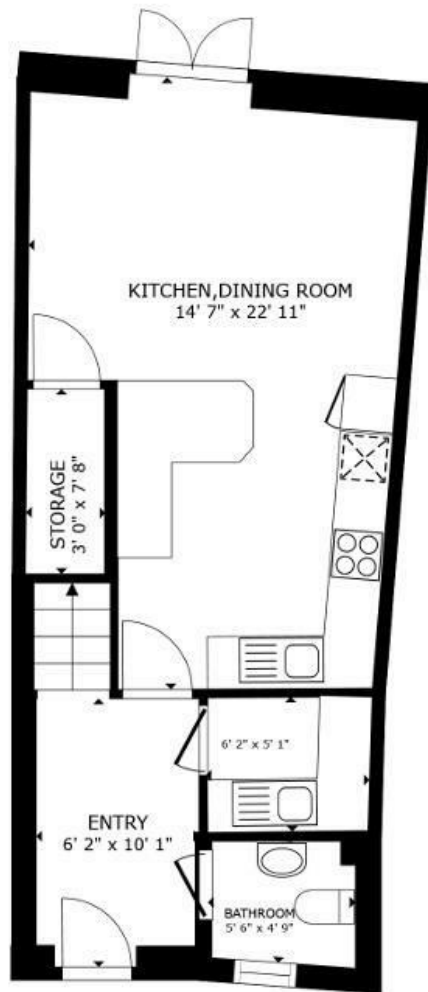
*The second floor is dedicated to two further spacious double bedrooms, both of which provide excellent natural light and ample storage options. The master bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience.*

*Externally, the property is enhanced by a shared driveway to the side, which leads to a detached garage at the rear, providing secure parking or additional storage space.*

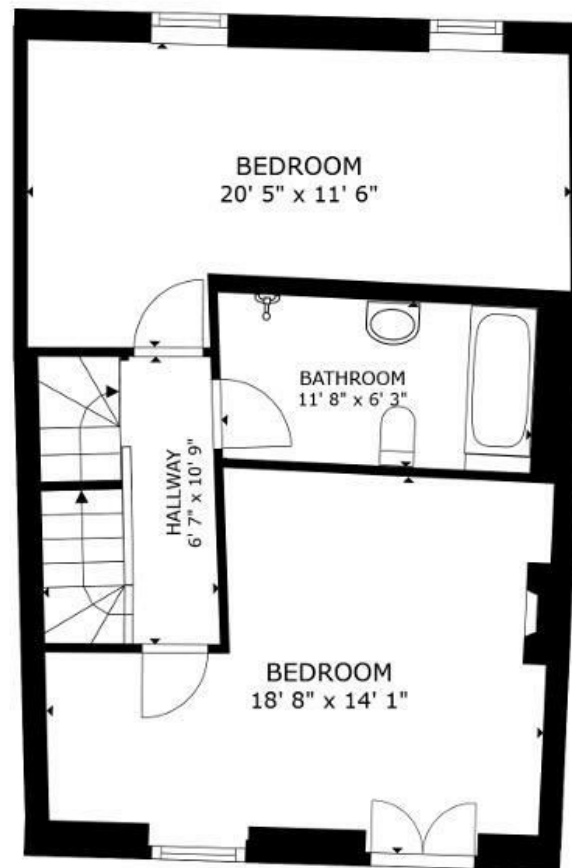
*To fully appreciate the impressive size, thoughtful layout, and excellent family-oriented design of this property, an internal inspection is highly recommended. This home is perfectly suited for modern family living and is ready to welcome its new owners.*



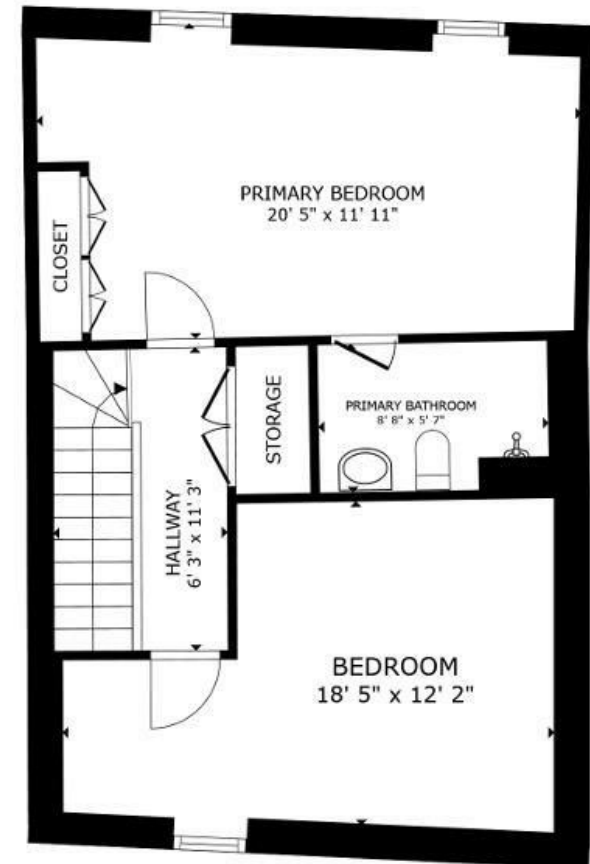
# Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

Looking to sell or let out your home? Give our team a call today on 01772 651165 to get booked in for your **FREE OF CHARGE** valuation!



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