



H
Highgate **Homes**

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



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- **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.

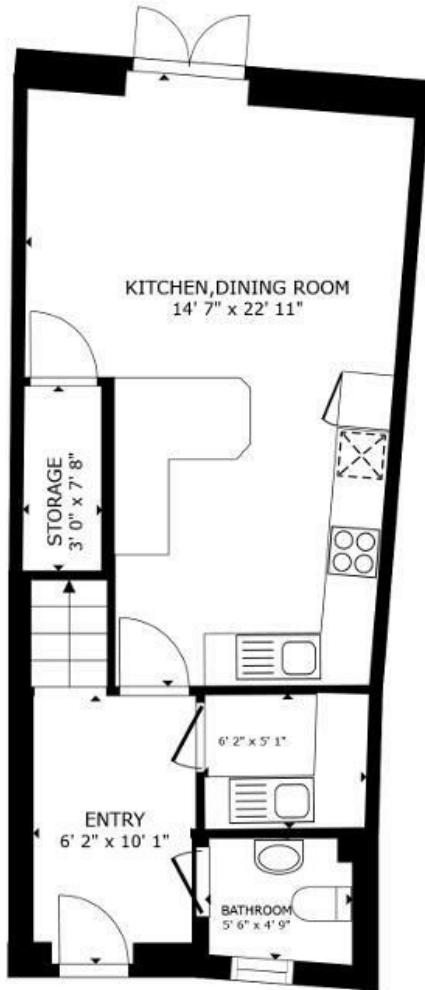
The second floor is dedicated to two further spacious double bedrooms, both of which provide excellent natural light and ample storage options. The master bedroom benefits from an en-suite shower room, adding a touch of luxury and convenience.

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.

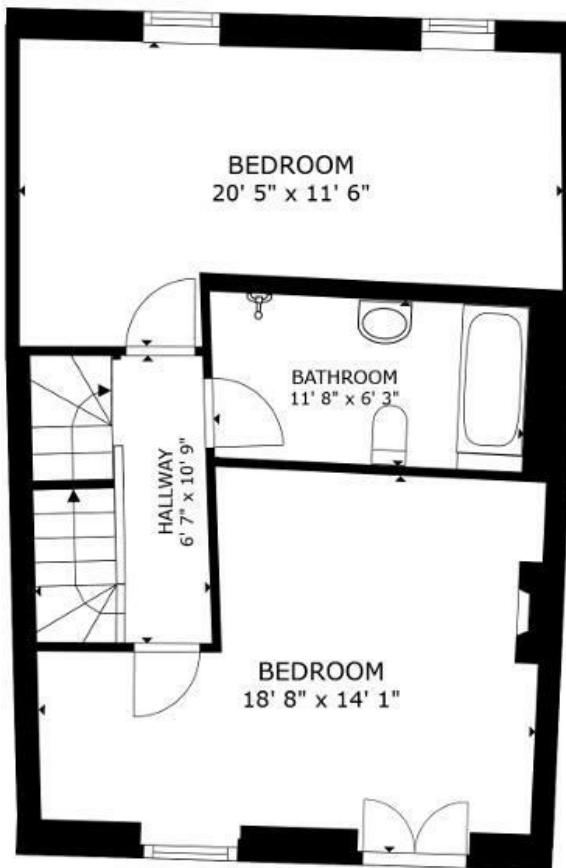
To fully appreciate the impressive size, thoughtful layout, and excellent family-oriented design of this property, an internal inspection is highly recommended. This home is perfectly suited for modern family living and is ready to welcome its new owners.



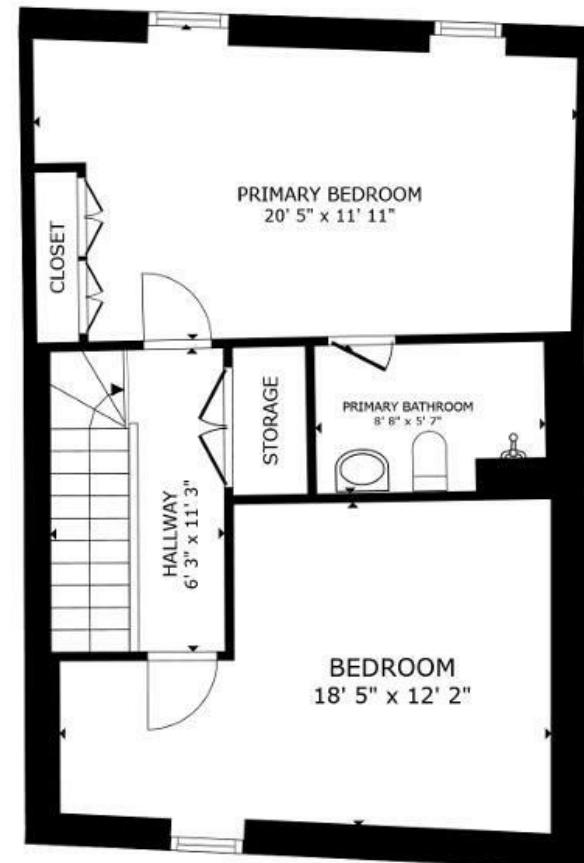
Floor Plan



FLOOR 1



FLOOR 2



FLOOR 3

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