



**Greenfinch Avenue, Cottam, Preston**

**£1,699 Per Month**

Ben Rose Estate Agents are pleased to offer for let this stunning four-bedroom detached house in Cottam. Finished to a high standard, this spacious home offers luxurious living in a desirable location. Residents benefit from excellent travel links and a range of amenities nearby, ensuring both convenience and connectivity. The property is offered furnished to a high standard.

As you enter the property, you are greeted by a welcoming hallway leading to the dual-aspect lounge, flooded with natural light. The dining room provides an elegant space for formal gatherings, while the kitchen/diner, complete with French windows opening onto the rear garden, offers a perfect setting for casual dining and entertaining. A utility room, WC, and under-stairs storage enhance the practicality of the ground floor layout.

Moving to the first floor, the master bedroom boasts an ensuite and Juliette balcony. Bedroom four and the family bathroom, featuring a bath with shower over, sink, and toilet, complete this level, catering to the needs of the entire family.

Ascending to the second floor, you'll find a second double bedroom with an ensuite, offering comfort and convenience. The third double bedroom provides versatile accommodation options to suit your lifestyle.

Externally, the property features a secluded, sunny rear garden, perfect for outdoor enjoyment and al fresco dining. An electric vehicle charge point and a double garage add convenience and ample storage.



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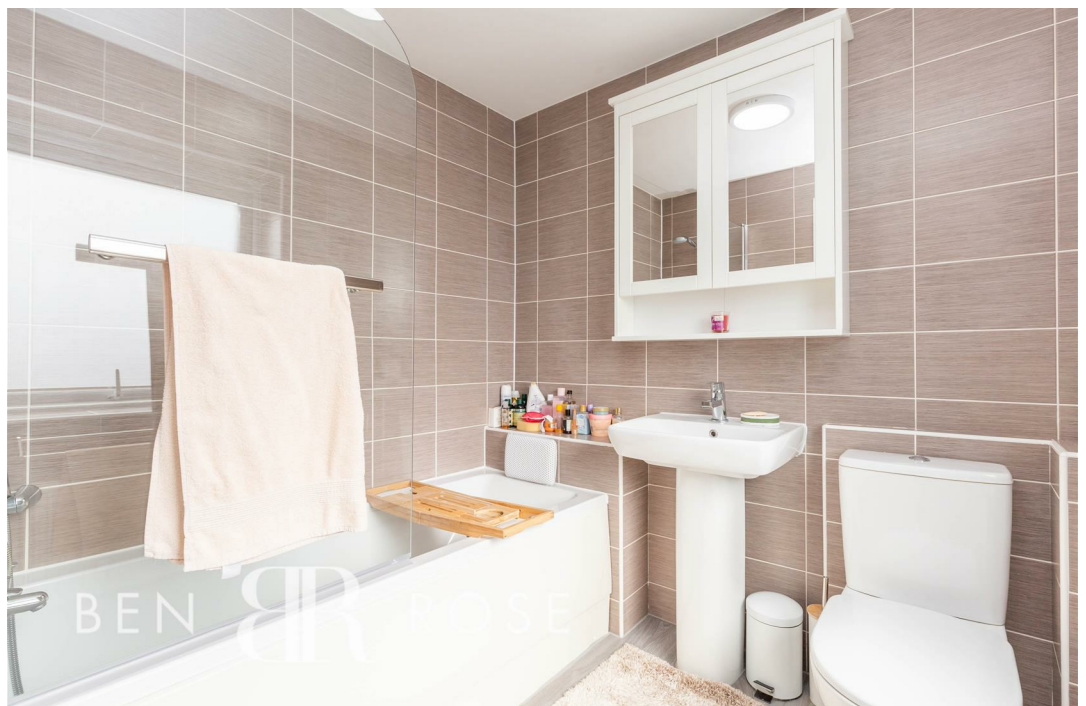
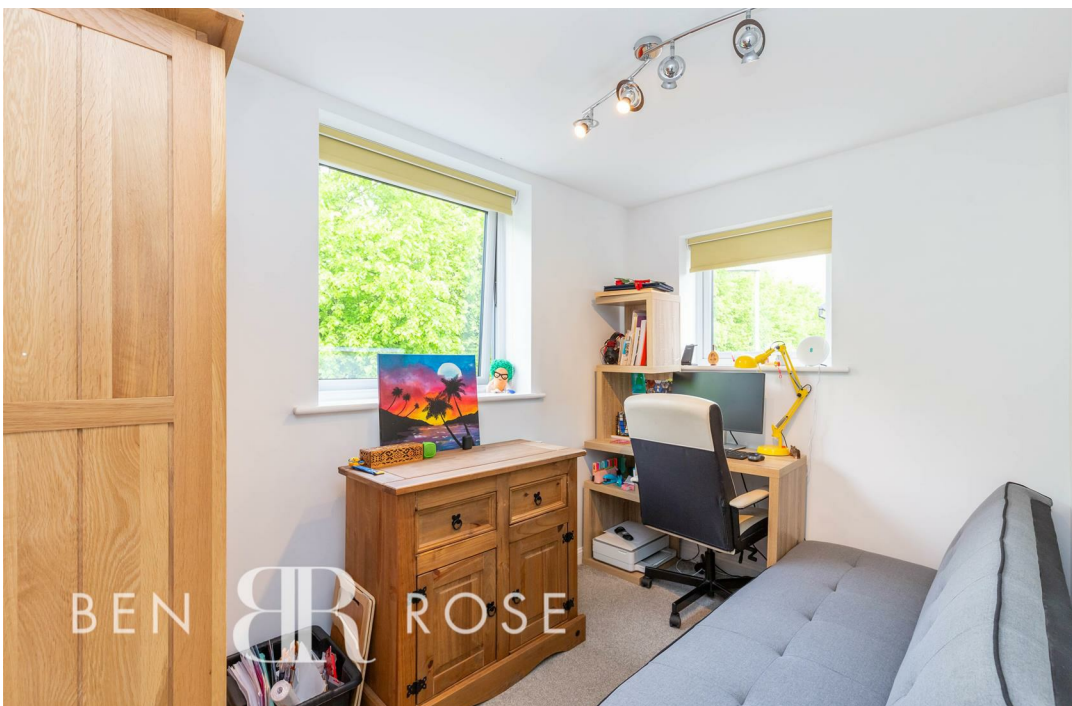
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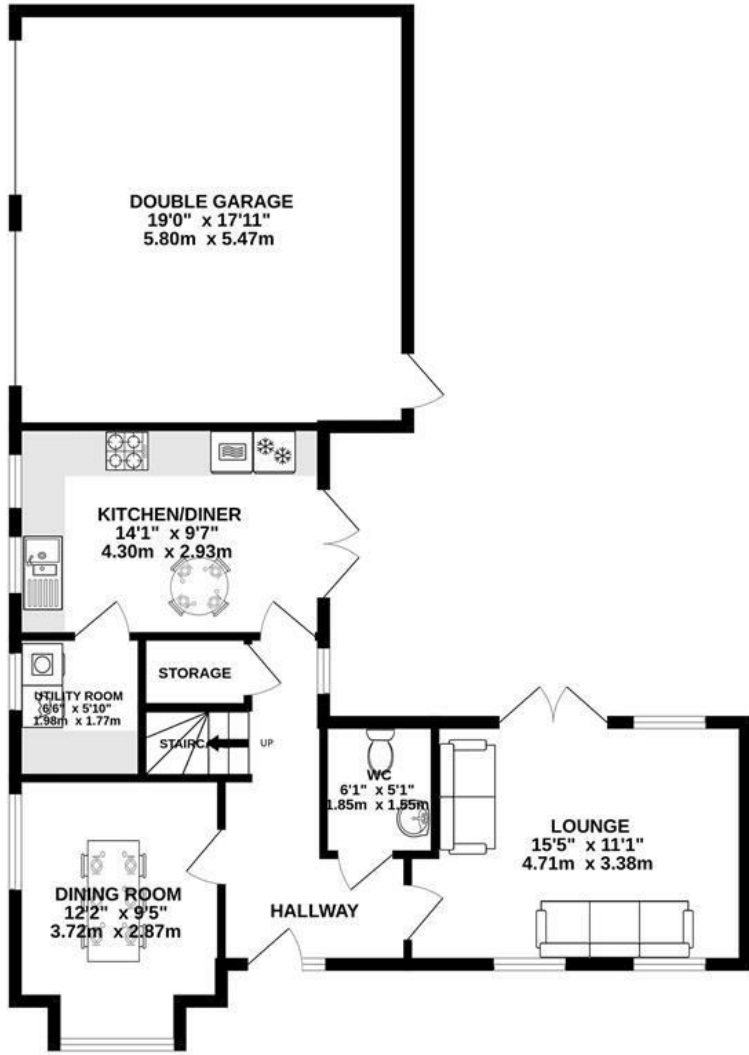




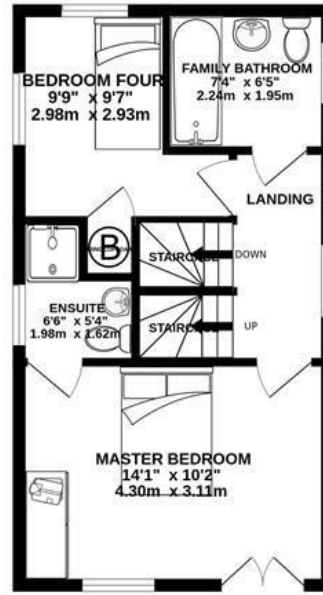


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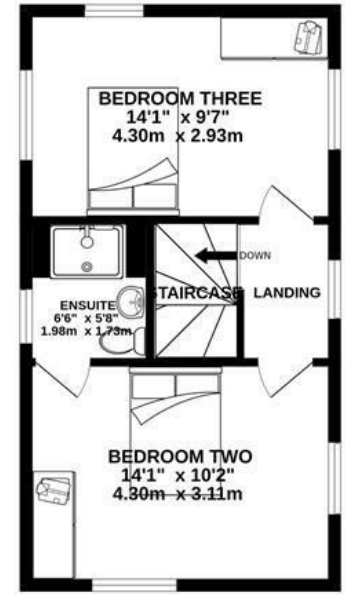
GROUND FLOOR  
930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

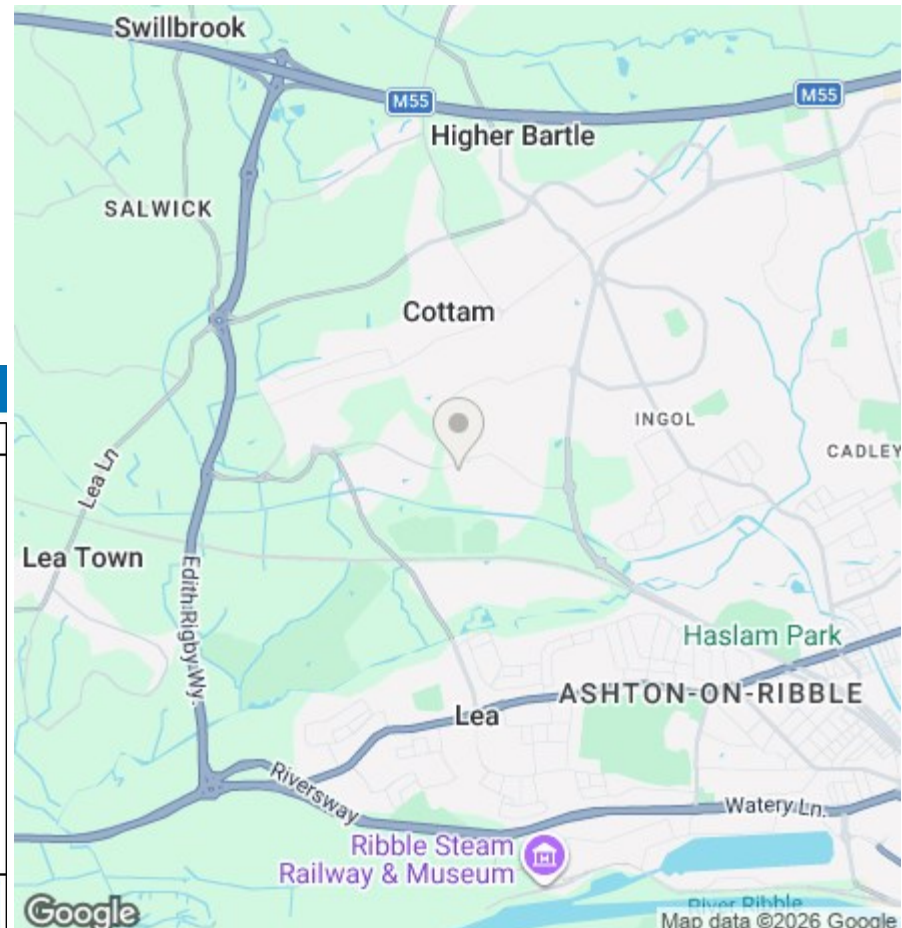


TOTAL FLOOR AREA : 1667 sq.ft. (154.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



## 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>		
(55-68) <b>D</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 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	