



Hoyles Lane, Cottam, Preston, PR4 0NB

Asking Price £485,000







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3 Bedrooms



2 Bathroom

-
- Impressive detached dormer bungalow
 - Extensively refurbished throughout
 - Three bedrooms over two floors
 - Bay-fronted lounge with multi-fuel stove
 - Newly fitted kitchen with Neff appliances
 - Oak staircase with glazed balustrade
 - Generous gardens and detached garage
 - Stone driveway with ample parking



This impressive three-bedroom detached dormer bungalow has been extensively refurbished by the current owners and offers spacious, versatile accommodation arranged over two floors. Occupying a generous plot on Hoyles Lane, the property combines a significantly improved interior with substantial gardens, ample parking and a detached garage.

The accommodation opens into a welcoming hallway featuring an oak staircase with a contemporary glazed balustrade. To the front is a generous bay-fronted lounge, which includes a multi-fuel stove and patio doors opening onto the rear garden. There is also a separate bay-fronted dining room, providing an excellent space for entertaining and family dining.

The kitchen has been replaced and is fitted with a stylish range of units, quartz work surfaces and integrated Neff appliances. A separate utility room provides additional storage and space for household appliances, while a ground-floor WC completes the practical living accommodation.





The principal bedroom is positioned on the ground floor and benefits from a bay window overlooking the front of the property. The ground floor has been comprehensively redecorated, with new flooring and carpets installed as part of the wider refurbishment programme. Most of the property's former single-glazed windows have also been replaced with modern double-glazed units.

To the first floor are two further bedrooms, one of which features characterful sloping ceilings, together with a modern shower room. The arrangement provides excellent flexibility for families, visiting guests or those looking for additional home-working space.

Externally, the property is approached over a stone driveway providing off-road parking for several vehicles. The extensive rear garden is mainly laid to lawn and provides plenty of space for recreation and outdoor entertaining. There is also a detached, timber-clad garage and a separate concrete hardstanding area, currently accommodating a small swimming pool. The property itself is finished beneath an attractive slate roof.



Hoyles Lane is conveniently positioned for the amenities of Cottam, Fulwood and Preston, with a range of shops, schools, leisure facilities and countryside walks within easy reach. Preston city centre is readily accessible, while the nearby M55 and M6 motorway networks provide excellent connections throughout Lancashire, the Fylde Coast, Manchester and the wider North West.

General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an electric central heating system.

Parking allocated and number of spaces : Parking for multiple vehicles at the front of the property .

Construction Type : Brick under tiled roof.

Building Safety: N/A

Restrictive Covenants : N/A

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : N/A

Footpaths / Bridleways : We understand that there are non known to effect the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : N/A

Coal field / mining area : N/A

Communications :

Broadband: Openreach and nexfibre available in the area

Mobile signal: EE, O2, Three and Vodafone available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** Band E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention Of Mark Bolan. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //visual.tennis.duke

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser eaming commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

Use of AI : Amitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

SUBJECT TO CONTRACT



Approximate Gross Internal Area : 154.62 sq m / 1664 sq ft
Garage : 28.43 sq m / 306 sq ft
Total : 183.05 sq m / 1970 sq ft

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Amitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Amitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Amitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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