



‘Cotton Woods’ 3 Eagle Grove, Ingol, Preston, PR2 7FQ
£184,000

Subject to Contract

This Semi detached house forms part of the popular 'Cotton Woods' development, by national house builders, Bellway Homes. The property is offered for sale as part of a 'discounted market value' scheme and at 20% off the current market value. There are currently no properties available from the builders on this discounted market value scheme. The property has the benefit of the balance of the 10 year NHBC guarantee and provides centrally heated and double glazed accommodation including; hall with wc, lounge, fitted dining kitchen, three bedrooms, one ensuite shower room and a main bathroom. The house stands on a larger than average plot with a generous rear garden and off road car parking. Three solar panels are fitted providing electricity to be used by the home.

The property is conveniently situated for the facilities of Preston City Centre and the National Motorway network is easily accessible.

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Southport's Estate Agent

Entrance Hall

Composite outer door with diamond shape double glazed insert. Upvc double glazed windows. Woodgrain Amtico flooring.

Cloakroom - 1.45m x 1.57m (4'9" x 5'2")

Pedestal wash hand basin and low level Wc.

Lounge - 5.18m x 2.97m (17'0" x 9'9")

Upvc double glazed window overlooking the front garden. Upvc double glazed double doors to the rear garden.

Dining Kitchen - 5.13m x 3.73m (16'10" x 12'3" narrowing to 8'6")

Upvc double glazed window overlooking the front garden with single drainer one and half bowl stainless steel sink unit below. A range of base units with cupboards and drawers, wall cupboards, working surfaces. A range of built in appliances include; a four ring gas hob with cooker hood above, split level electric oven, fridge and freezer. Plumbing for a washing machine. Cupboard housing 'Ideal' gas central heating boiler. Useful storage cupboard below stairs. Upvc double glazed double doors lead to the rear garden.

First Floor Landing

Bedroom 1 - 3.15m x 3.61m (10'4" x 11'10" extending to 14'3" overall measurements)

Upvc double glazed window overlooking the front garden.

Ensuite Shower Room - 1.83m x 2.34m (6'0" x 7'8" average measurements)

Pedestal wash hand basin, low level Wc, step in shower enclosure with thermostatic shower, half tiled walls, recessed spotlighting and extractor. Upvc double glazed window.

Bedroom 2 - 2.31m x 3.76m (7'7" excluding door recess x 12'4" extending to 14'8" into recess)

Two Upvc double glazed windows, useful storage cupboard over stairs.

Bedroom 3 - 2.69m x 2.77m (8'10" x 9'1")

Amtico woodgrain flooring, Upvc double glazed window.

Bathroom - 1.88m x 1.91m (6'2" x 6'3")

Panelled bath, pedestal wash hand basin, low level Wc. Part wall tiling, recessed spotlighting and extractor. Upvc double glazed window.

Outside

The property stands in a large, generous plot, having an enclosed rear garden, lawn and patio. There is off road car parking for a number of vehicles and external powerpoint ideal for home charging.

Solar

The property is installed with 3 solar panels which are owned by the property and they generate electricity to be used by the home occupier.

Note

This property is offered for sale on a 'discounted market value scheme' at 20% off the current market price. Prospective purchasers will need to check online that they are eligible to view this property and have been qualified by their Financial Advisor. The Criteria includes; an income level of no more than £60,000 per annum, a local connection to Preston through work or family, and be a first time buyer or not the owner of a second property. <https://www.preston.gov.uk/article/868/Buying-an-affordable-home>

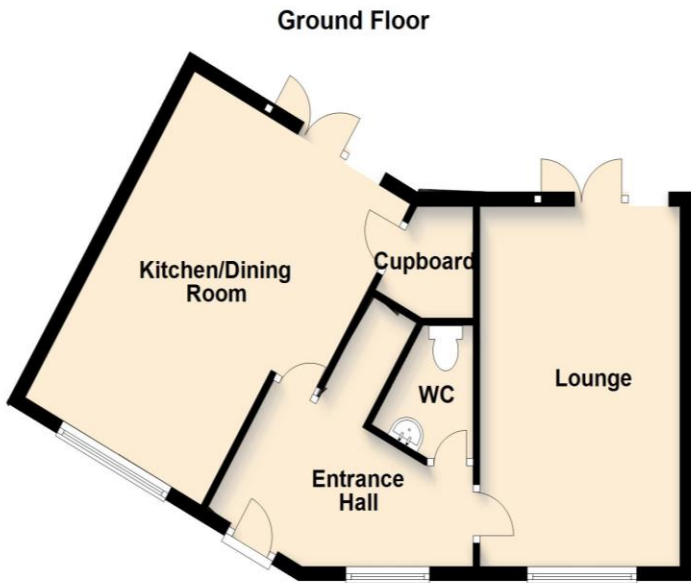
Council Tax

Preston Band C.

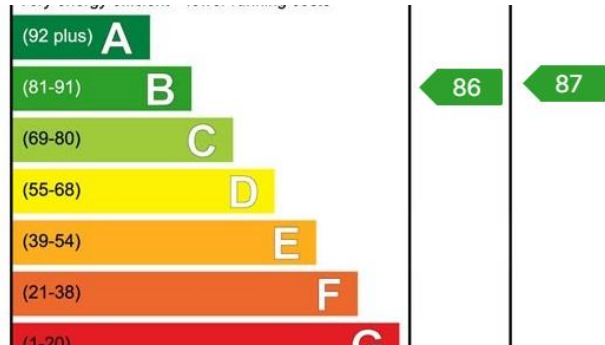
Tenure

Freehold.





Floor plans are for illustration only and not to scale
Plan produced using PlanUp.



Chris Tinsley Estate Agents confirm that they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. Floor plans are for illustration purpose only and are not to scale.