



NATIONWIDE

Cross Bow Cottage, Old Greaves Town Lane, Lea, Preston

£220,000 Freehold

3 bedroom cottage for sale

Description

Occupying a generous plot within a peaceful cul de sac in the popular area of Lea, this three bedroom semi detached home offers spacious accommodation, an exceptionally large rear garden and excellent potential for buyers looking to create their ideal family home. With two reception rooms, character features and ample off road parking, this property presents a fantastic opportunity.

Accessed via a rear entrance, the property opens directly into a galley style kitchen fitted with a range of wall and base units alongside space for freestanding appliances. The kitchen flows seamlessly into the main living room, creating a welcoming heart of the home. The living room enjoys a large front facing window, allowing plenty of natural light to flood the space. A beautiful feature fireplace incorporating a charming log burner is complemented by the property's original built in shelving and storage to one side, creating an attractive focal point. A staircase leads to the first floor, with a door opening into a small inner hallway.

From the hallway, you'll find the second reception room, complete with a side facing window and an additional feature fireplace, making it an ideal dining room or snug. The hallway also provides access to the front porch, which is currently in need of renovation and leads to the original front entrance, presently boarded.

The first floor offers three well proportioned bedrooms and the



family bathroom. The spacious master bedroom overlooks the front of the property and benefits from a large window, built in storage and an attractive feature fireplace. Bedroom two is a similarly sized double positioned to the rear, also featuring built in storage and pleasant garden views. Bedroom three is a comfortable single bedroom, ideal as a nursery, child's bedroom or home office, with a side facing window providing natural light.

Completing the accommodation is the family bathroom, fitted with a WC, hand basin and shower, with a window providing both natural light and ventilation.

Externally, the property truly comes into its own. The substantial gardens extend to both the rear and side of the property, offering expansive lawns bordered by mature trees and established shrubs, along with a patio seating area that's perfect for outdoor dining and entertaining. To the front, the stone chipped garden provides off road parking for two vehicles and is complemented by established planted borders, enhancing the property's kerb appeal.

Offering an outstanding opportunity for a wide range of buyers, this unique property combines generous living accommodation, an impressive plot and exceptional potential to create a truly wonderful family home. Situated in a highly sought after location with excellent transport links and convenient access to local amenities, schools and commuter routes, this is a rare opportunity not to be missed. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Council Tax Band: C (Preston City Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Tenure
Freehold



Sizes and dimensions are approximate, actual may vary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		

Viewing by appointment only
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