



Downy Close, Cottam, Preston

Offers Over £224,995

Ben Rose Estate Agents are pleased to present to market this well-presented, three-bedroom, semi-detached corner property located in the sought-after area of Cottam, Lancashire. Perfectly suited for families, this home offers a blend of modern living with a convenient location and even has an open aspect to the front. Cottam benefits from excellent local amenities including shops, schools, and recreational spaces, all within a short distance. It also offers fantastic travel links with easy access to Preston city centre, nearby bus routes, and close proximity to the M55 and M6 motorways, making it ideal for commuting.

Upon entering the property, you are greeted by a welcoming entrance hall with a staircase leading to the first floor, as well as the convenient WC just off. To the left is the spacious lounge, filled with natural light thanks to its dual aspect windows. To the right is the contemporary kitchen/diner, boasting integrated appliances and ample space for family dining. The kitchen also features a set of patio doors that lead directly into the rear garden, perfect for indoor-outdoor living. A utility room just off the kitchen adds extra convenience for everyday tasks.

Moving to the first floor, the open landing leads to three well-proportioned bedrooms. The master bedroom benefits from a fitted wardrobe and its own three-piece en-suite, offering privacy and comfort. The second bedroom is also of a good size, while the third bedroom, currently used as a dressing room, provides versatility depending on the family's needs. A modern three-piece family bathroom, complete with an over-the-bath shower, serves the remaining rooms.

Externally, the property offers a driveway with parking space for one car, leading to a single detached garage for additional storage or parking. The front of the home enjoys an open aspect, creating a pleasant street view. To the rear, the enclosed garden features a lawn and a patio seating area, perfect for outdoor entertaining and relaxation. Overall, this property is a fantastic family home in a desirable location.



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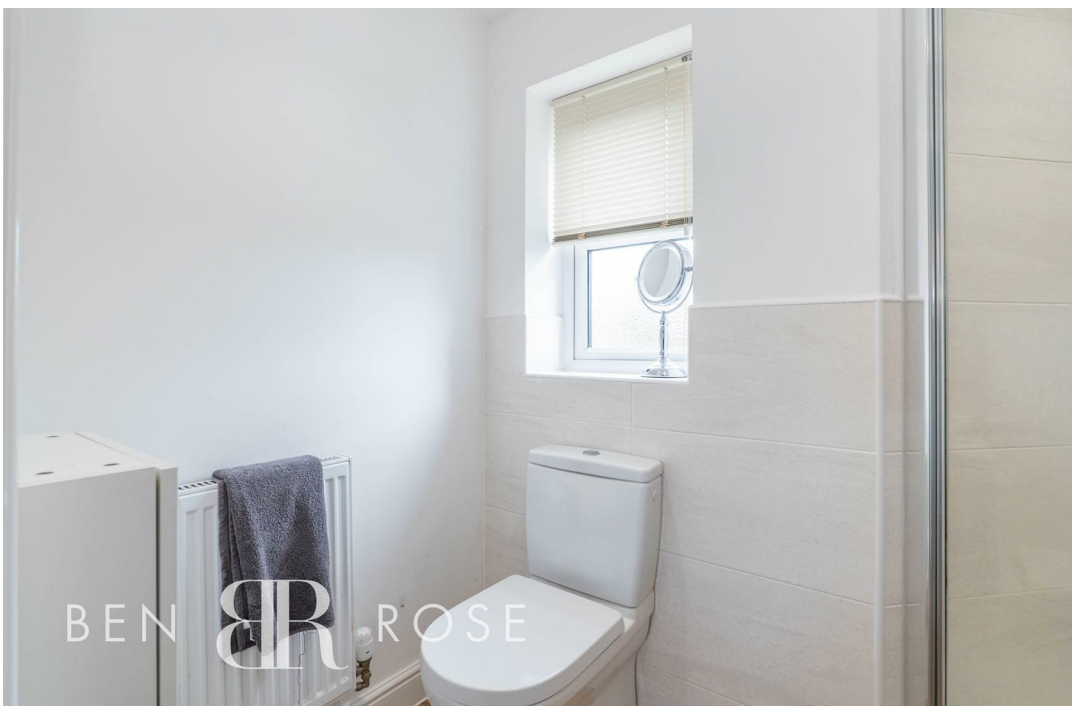
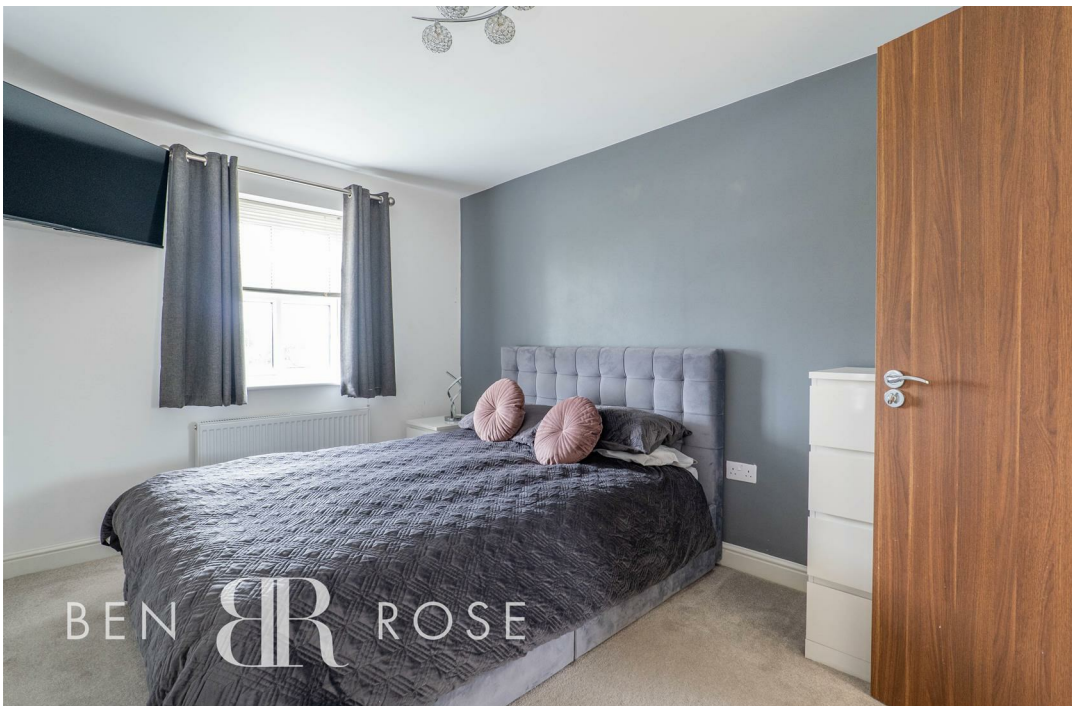


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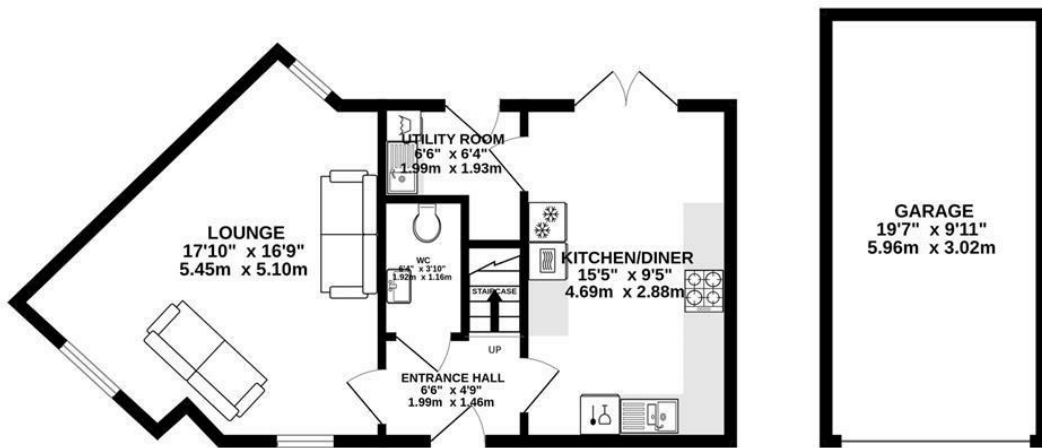
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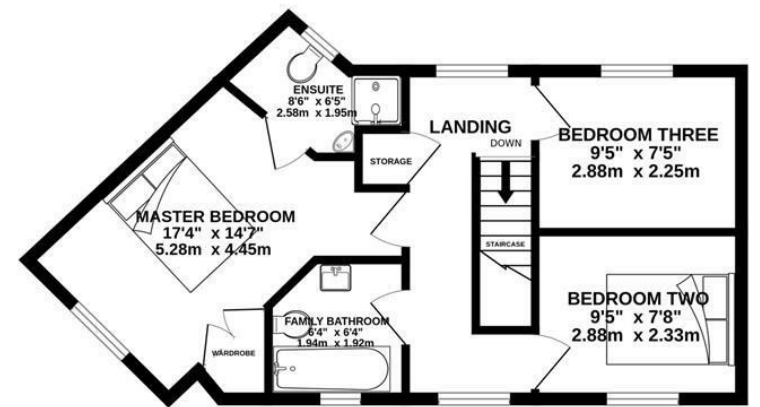
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GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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