



**Beaminster Avenue, Preston**

**Offers Over £159,950**

**\*\*THIS PROPERTY IS BEING SOLD AS PART OF A 30% DISCOUNT TO MARKET SCHEME - FOR MORE INFORMATION PLEASE INQUIRE\*\***

Ben Rose Estate Agents are pleased to present to market this delightful three-bedroom, semi-detached property located on a much sought-after residential estate in Cottam, Preston. This would make an ideal home for a couple or a small family. The property is conveniently situated close to superb local schools, shops, and amenities, ensuring all your daily needs are met. For those needing to commute, the home offers fantastic travel links via the nearby M6 and M55 motorways, making travel across the region quick and easy. Viewing at your earliest convenience is highly recommended to avoid any potential disappointment.

As you step into the property, you are welcomed into a spacious entrance hall that offers access to all ground floor rooms and stairs leading to the first floor. To the left, you'll find a modern kitchen/diner featuring ample wall and base units, integrated appliances including a hob/oven, dishwasher, and fridge freezer. The kitchen is bright and airy with dual aspect windows and provides a cosy dining area with space for a four-person family table. To the right of the hall is the spacious lounge, boasting a front-facing window that fills the room with natural light. The lounge also features patio doors that lead out to the rear garden, creating a seamless flow between indoor and outdoor living. Just off the entrance hall, there is a convenient WC and a handy storage cupboard, ideal for coats and shoes, adding to the practicality of the ground floor.

Moving up to the first floor, you'll find three good sized bedrooms. The master bedroom is a spacious double with its own private ensuite shower room, adding a touch of luxury to the space. Bedroom two, another double, offers flexibility for family or guests, while bedroom three is perfect for a home office or nursery. Completing the floor is the good-sized, modern family bathroom with a three-piece suite, including a bath. An additional airing cupboard is located off the landing, providing extra storage.

Externally, the home features a low-maintenance front garden and a driveway at the side of the property that can accommodate two cars, complete with an electric car charging point. The rear garden is primarily gravelled with some paved areas, lined with tall fencing for privacy, making it a secure and versatile space for children and pets to enjoy. In summary, this charming property offers a wonderful opportunity to acquire a well-presented family home in a highly desirable location, ready to move into and enjoy.





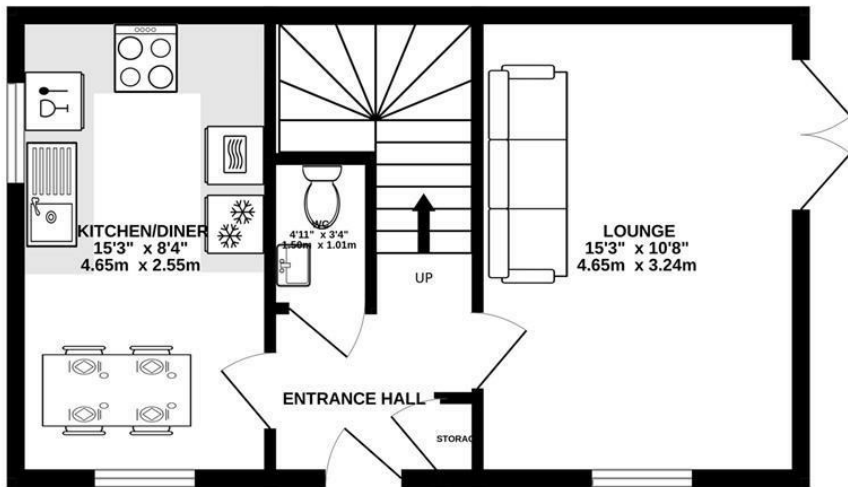




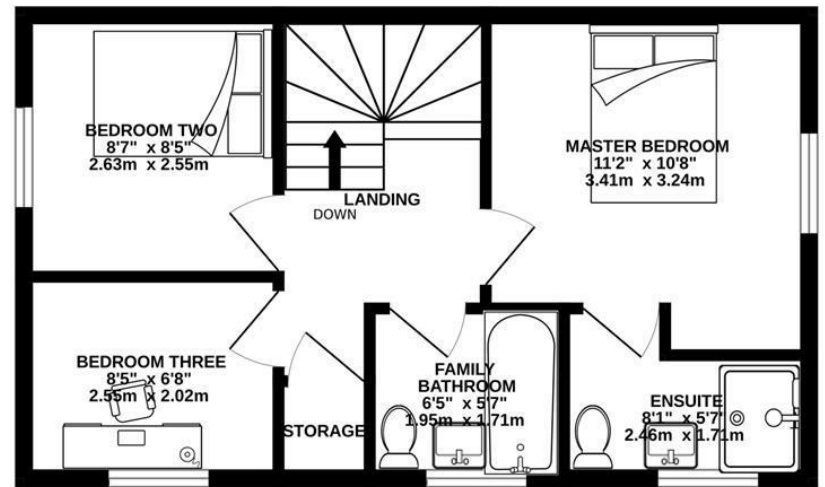




GROUND FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.

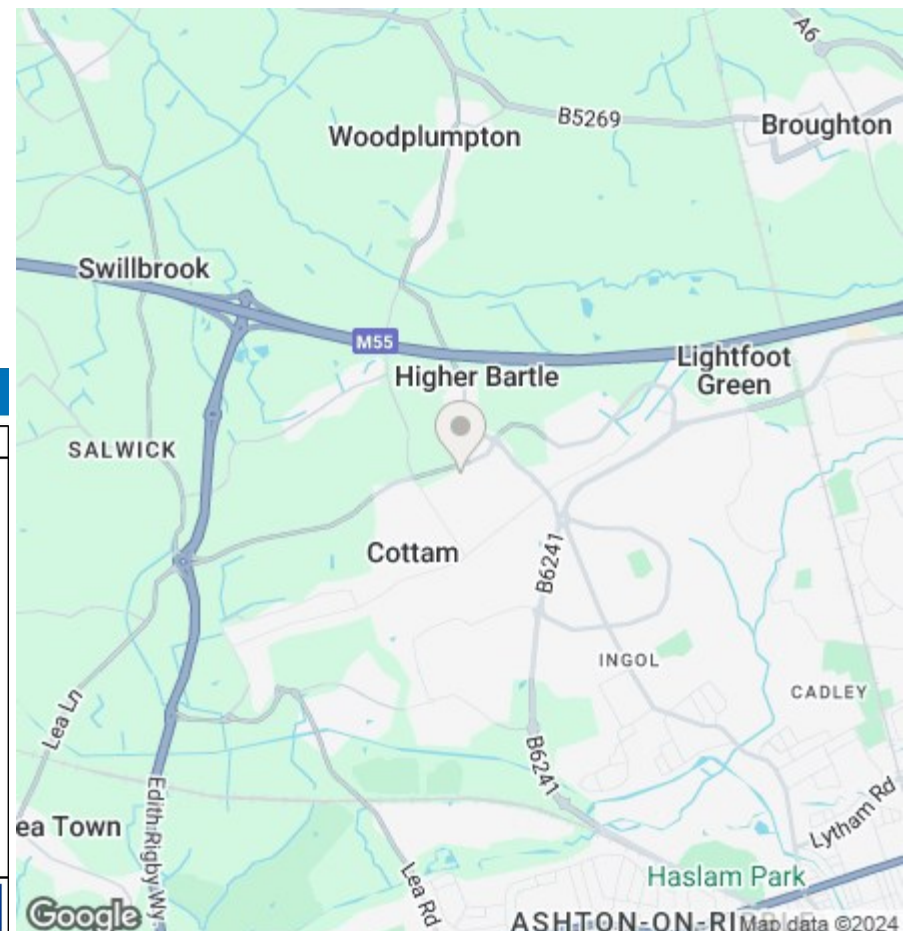


TOTAL FLOOR AREA : 788 sq.ft. (73.2 sq.m.) approx.

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.  
Made with Metropix ©2024



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>	<b>96</b>
(81-91) <b>B</b>	<b>84</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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC