



## Dunnock Lane, Cottam, Preston

**Offers Over £199,950**

**\*\*This property is part of the Discounted Market Value Scheme and is subject to restrictions under this scheme. For enquiries regarding applications and eligibility please follow the link\*\***

Ben Rose Estate Agents are pleased to present to market this well-presented two-bedroom family home, situated at the end of a quiet cul-de-sac within a sought-after and popular development in Cottam, Lancashire. Offering the ideal setting for small families or first-time buyers, this charming property blends contemporary comfort with the benefits of a peaceful neighbourhood.

Cottam is renowned for its excellent local amenities, including highly rated schools, supermarkets, and leisure facilities, while also offering lovely green spaces and scenic walking routes. The property is exceptionally well placed for commuters, being just minutes from major motorway links and within walking distance of local conveniences. Preston city centre is also only a short drive away, providing a wide variety of shopping, dining, and entertainment options.

Stepping into the property, you will find yourself in the welcoming entrance hallway, where a convenient WC is located, as well as the central and newly-carpeted staircase leading to the upper level. To the left, you'll find the spacious lounge, featuring dual-aspect windows to the front and side that allow plenty of natural light to fill the space. Across the hallway lies the modern kitchen/diner, offering ample storage and worktop space, with integrated appliances including a fridge, freezer, oven, hob, and washing machine. Double patio doors lead from here into the bright and airy conservatory. This versatile room provides practical additional living space and could serve as a second sitting room, dining room, or family area, with lovely views over the garden and direct access via a further set of patio doors.

Upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. The three-piece family bathroom, complete with an over-bath shower, completes this level.

Externally, at the front of the property, there is a private driveway providing off-road parking for multiple vehicles. To the rear, a generously sized garden features a large lawn, flagged and stone patio areas, and a charming summer house - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid any potential disappointment.





















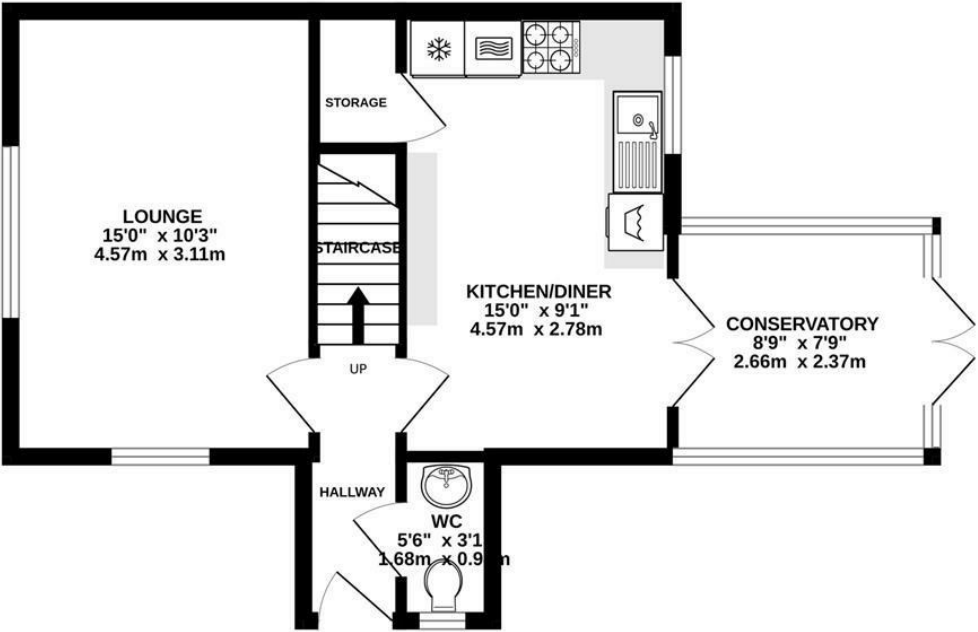






# BEN ROSE

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 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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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) 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		
	73	78
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

