



Dunnock Lane, Cottam, Preston

Offers Over £199,950

THIS PROPERTY IS PART OF PRESTON COUNCIL DISCOUNT TO MARKET SCHEME - FOLLOW THE LINK FOR MORE INFO

Ben Rose Estate Agents are pleased to present to market this immaculately presented two-bedroom property, situated within a peaceful and sought-after development in Cottam, Lancashire. Recently renovated to a high standard throughout, the home perfectly combines modern living with quality finishes and everyday practicality, making it truly move-in ready for prospective buyers.

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. In addition, Preston city centre is 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. Ahead, you'll enter the spacious lounge, which features a large window overlooking the front aspect and an open staircase leading to the upper level. The lounge is set in an open-plan layout that flows seamlessly into the kitchen/diner at the rear. The newly fitted kitchen showcases contemporary cabinetry and worktops, with all new integrated appliances including a fridge, freezer, oven, hob, microwave, dishwasher, and washing machine. There is ample space here for a family dining table, and double patio doors open directly onto the rear garden.

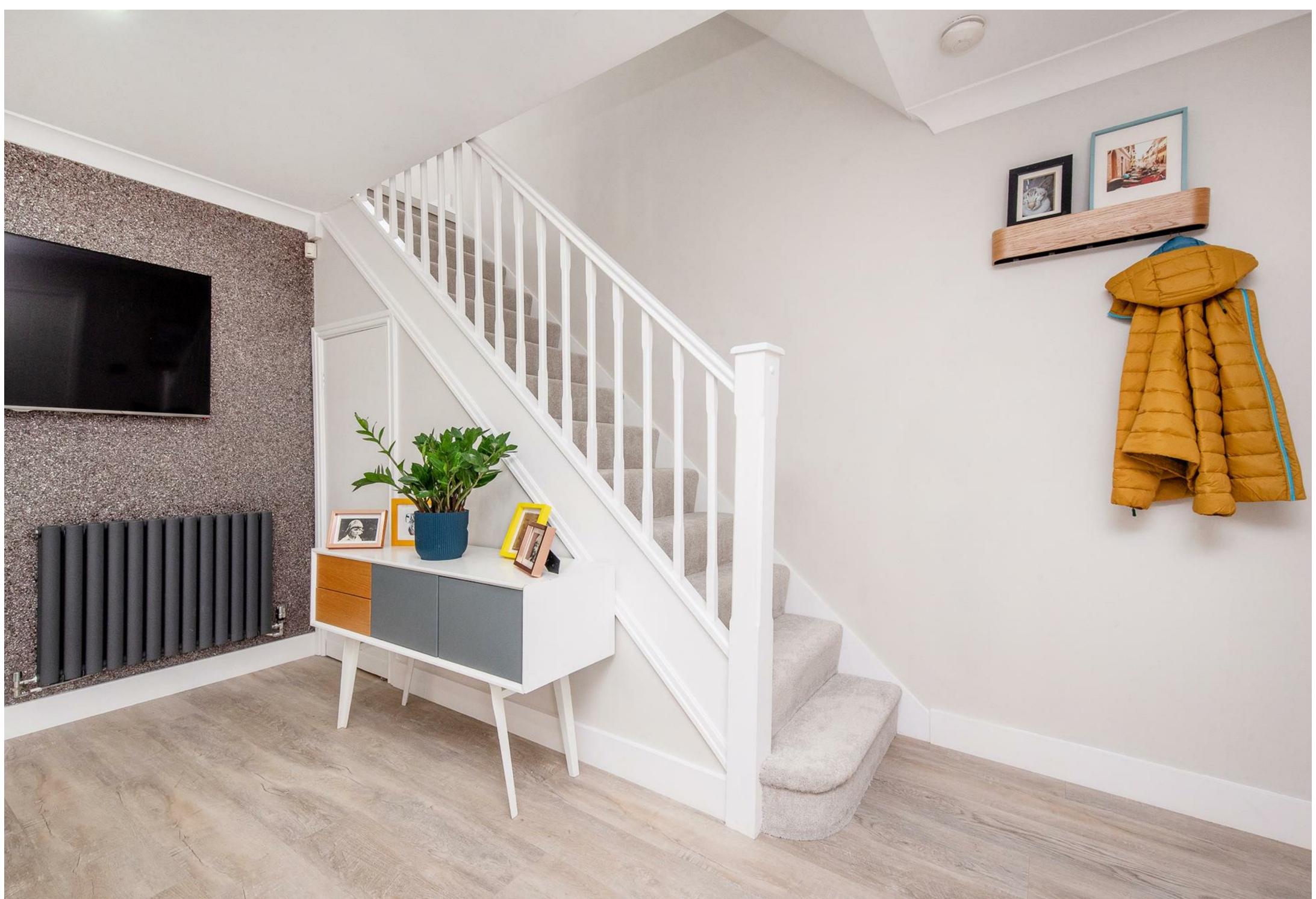
Moving upstairs, you will find two well-proportioned double bedrooms, with the master bedroom benefiting from integrated storage and a beautiful Juliette balcony overlooking the garden. The modern three-piece family bathroom, complete with an over-bath shower, completes this level.

A newly installed, energy-efficient boiler further enhances the home's modern comfort and practicality.

Externally, the property boasts a generously sized rear garden with a laid lawn, flagged patio, and raised decking area - creating the perfect space for relaxing or entertaining. Here, you will also find the single detached garage equipped with power and lighting. To the front, the home enjoys a well-maintained garden and a private driveway providing off-road parking for multiple vehicles.

Early viewing is highly recommended to avoid any potential disappointment.











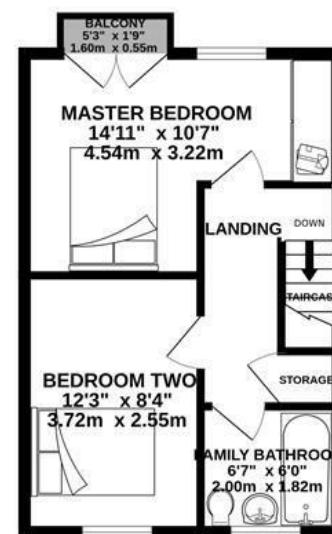


BEN ROSE

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



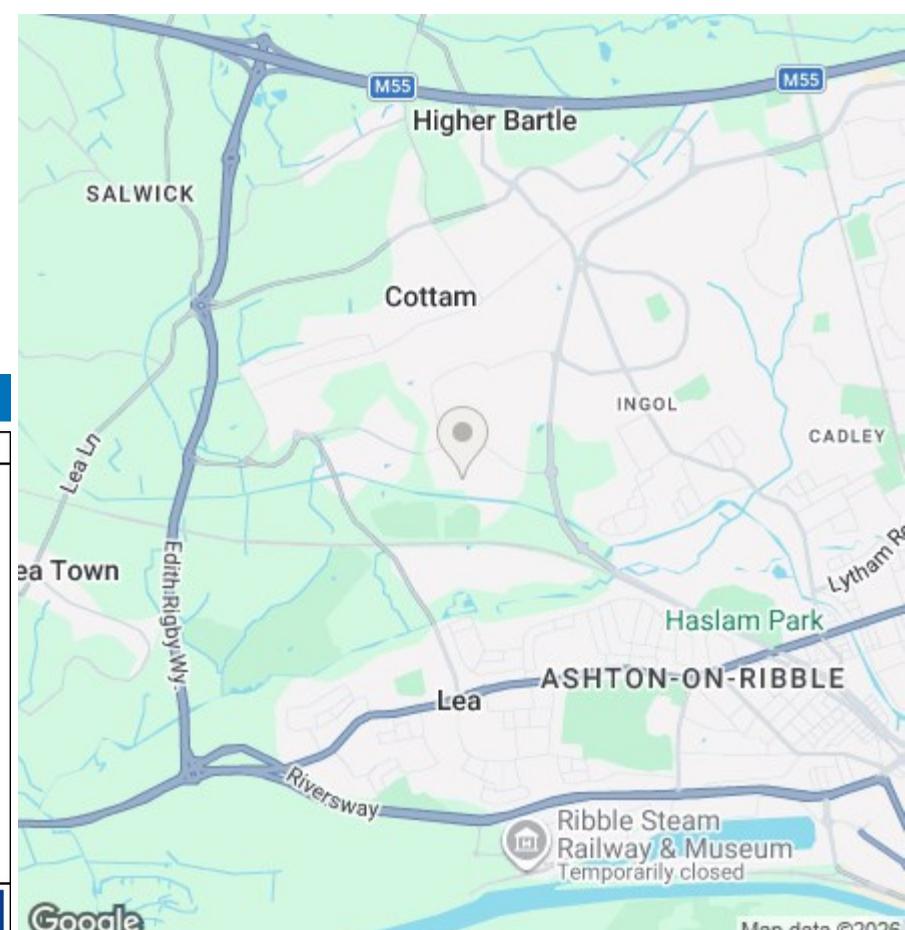
1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 (CO ₂) 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		
England & Wales	EU Directive 2002/91/EC	