



**12 Church Lane, Preston, PR3 2BE**

**£150,000**

This charming 2-bedroom cottage offers the perfect blend of countryside tranquillity and huge potential. Set in a peaceful location with open fields to the rear, it provides an idyllic retreat while remaining within easy reach of local amenities.

The property features a thoughtfully designed downstairs extension that accommodates a spacious kitchen, with views across the garden and fields beyond. A separate lounge offers a cosy space to relax, while upstairs there are two generous double bedrooms and a three-piece bathroom. The spacious loft room provides excellent potential for conversion, subject to the necessary planning permissions. The house is in need cosmetic refurbishment but offers a huge amount of potential. Outside, there is off-road parking for two cars and a lovely rear outlook ideal for enjoying the rural surroundings.

Key features include a kitchen extension, two double bedrooms, off-road parking, and countryside views. If you have any questions or would like to arrange a viewing, please get in touch.

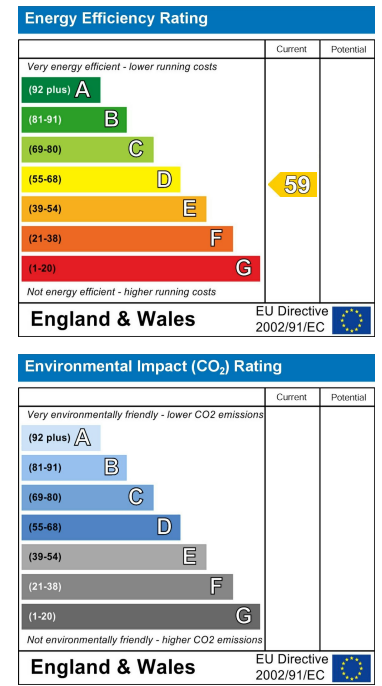
# Floor Plan



# Area Map



# Energy Efficiency Graph



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