



12 Church Lane, Preston, PR3 2BE

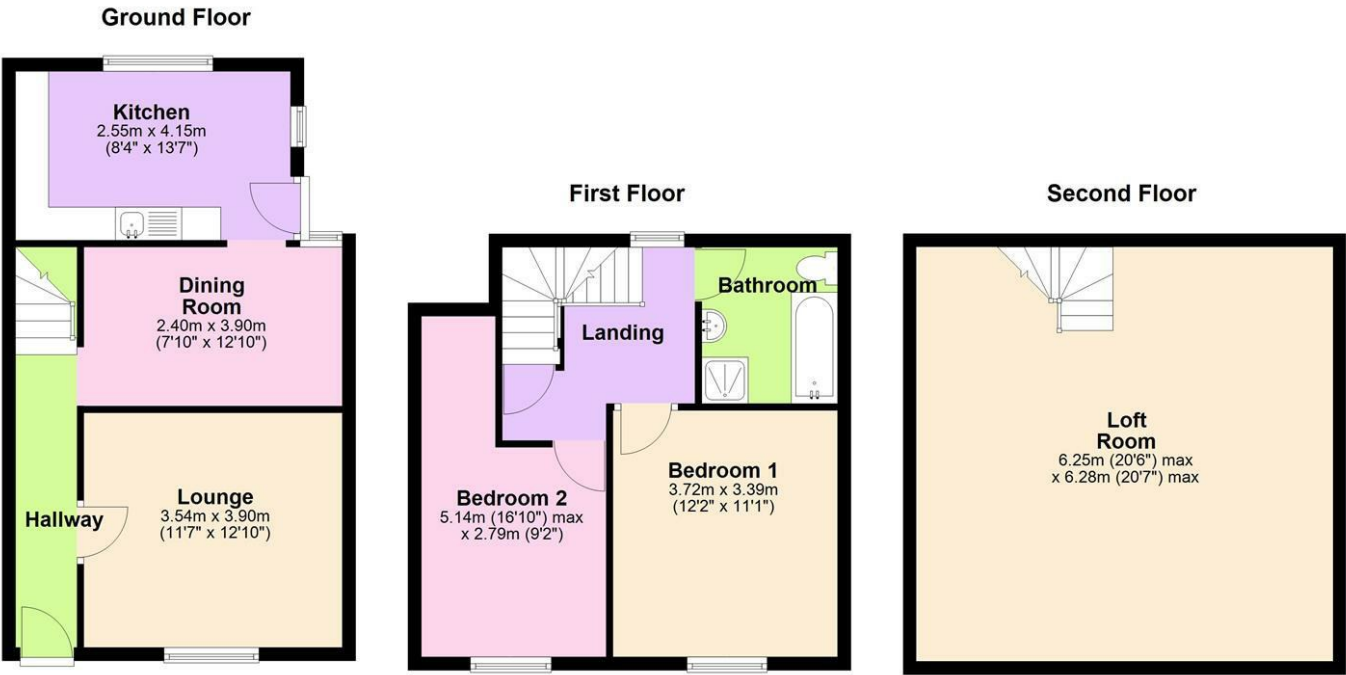
£150,000

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.

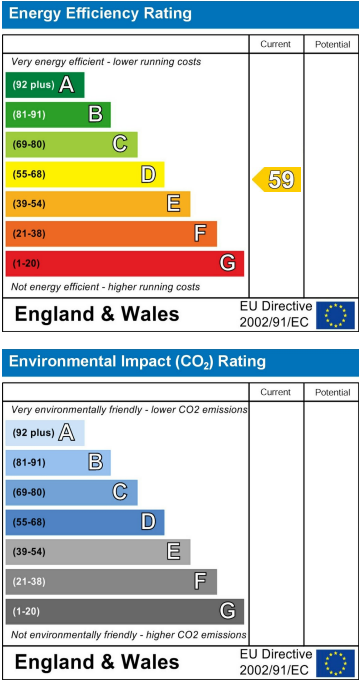
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.