



Siskin Road, Cottam, Preston

Offers Over £149,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented two-bedroom top-floor apartment, situated in the highly desirable residential area of Cottam, Lancashire. This stylish home offers modern open-plan living, making it the ideal purchase for first-time buyers or couples looking to step onto the property ladder. The apartment is located within a peaceful and well-maintained development, offering easy access to local shops, cafes, and restaurants, as well as excellent transport and commuter links. Cottam provides convenient access to Preston city centre, while nearby motorways including the M6 and M55 ensure effortless travel across the North West. For those commuting by train, Preston Railway Station offers direct connections to Manchester, Liverpool, and beyond.

Entering the apartment, you are greeted by a welcoming entrance hall that sets the tone for the property's bright and contemporary interior. The spacious open-plan lounge, dining, and kitchen area is the heart of the home — a light-filled space perfect for both relaxing and entertaining. French doors open onto a south-facing balcony, providing a wonderful spot to enjoy the sun and scenic views. The modern kitchen is fitted with sleek units and integrated appliances, offering practicality with a stylish finish.

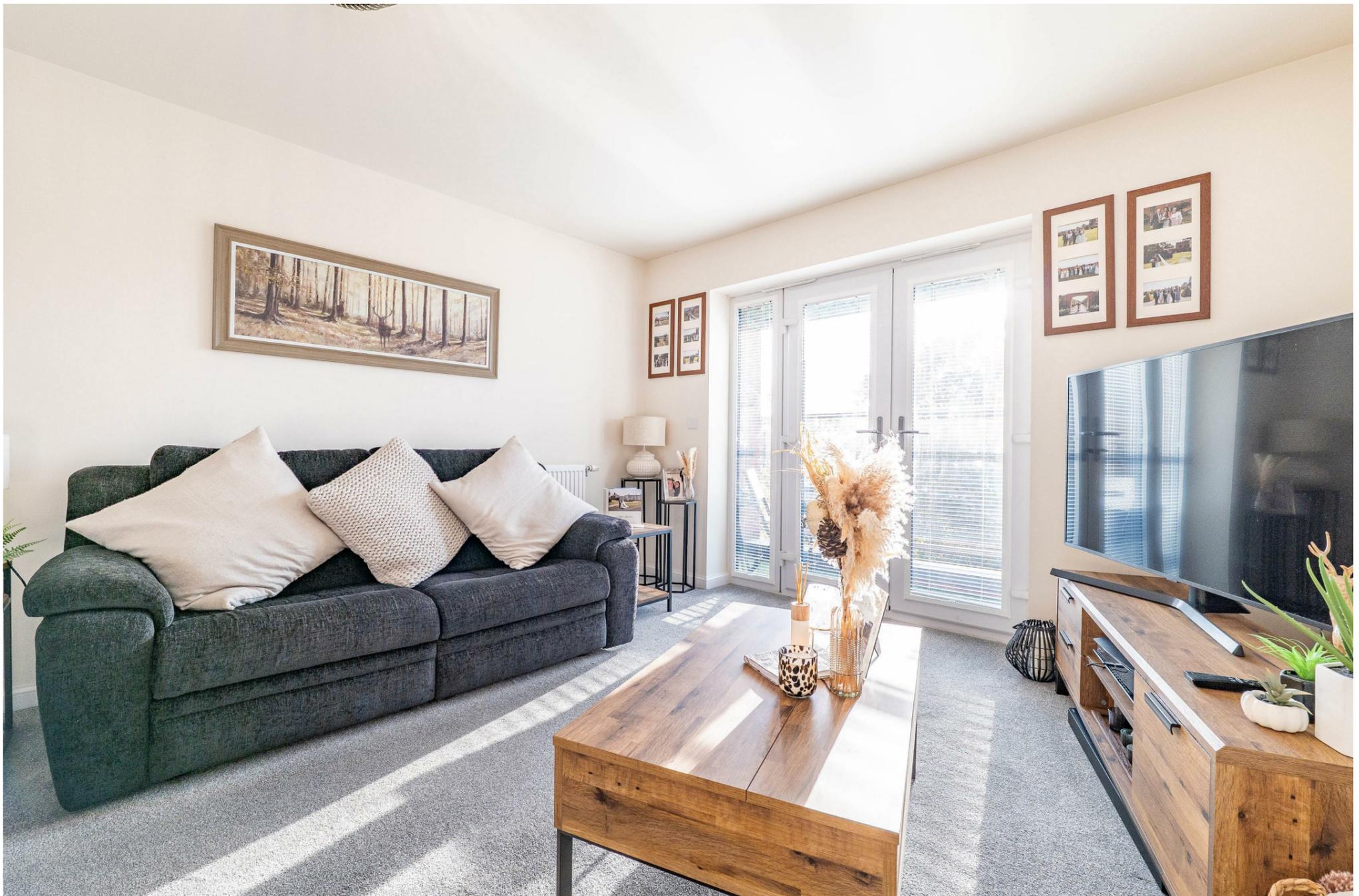
The property boasts two generously sized double bedrooms, both tastefully decorated and flooded with natural light. The master bedroom provides a tranquil retreat, while the second bedroom offers flexibility for guests, a home office, or dressing room. Completing the accommodation is a modern three-piece bathroom, featuring a bath with overhead shower, contemporary tiling, and quality fixtures.

Externally, the property benefits from one allocated parking space, as well as additional visitor parking within the development.

This superb apartment combines modern living with a convenient location, making it an excellent choice for buyers seeking comfort, style, and accessibility. Early viewing is strongly recommended to fully appreciate the space and presentation on offer.





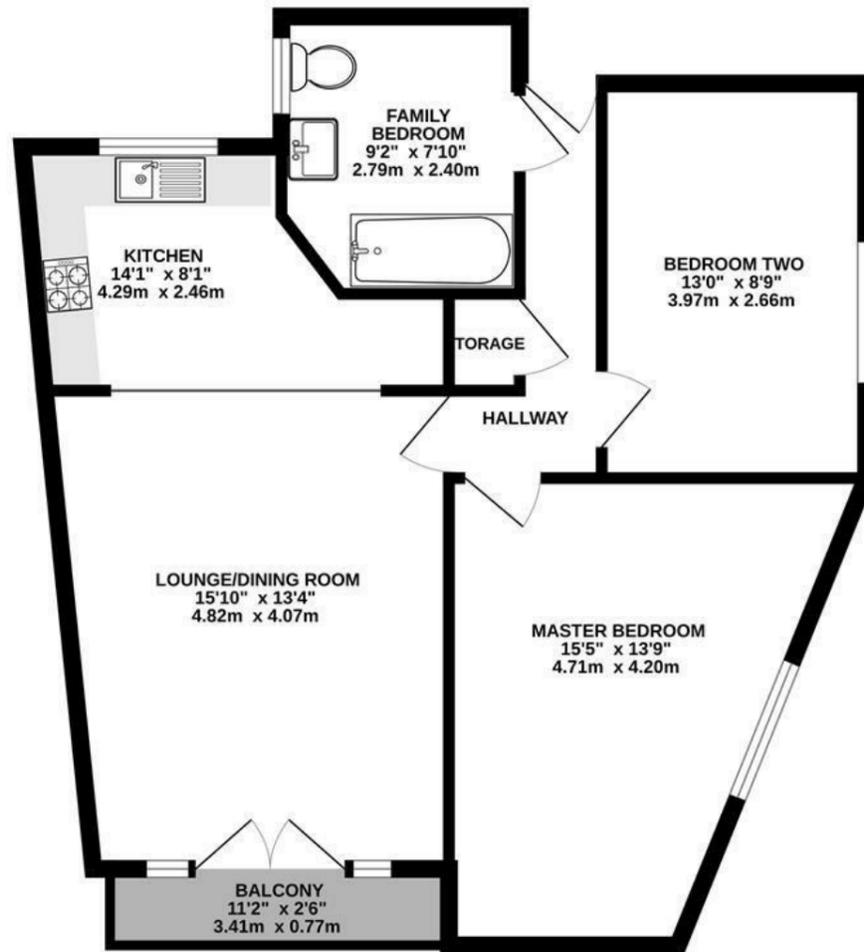








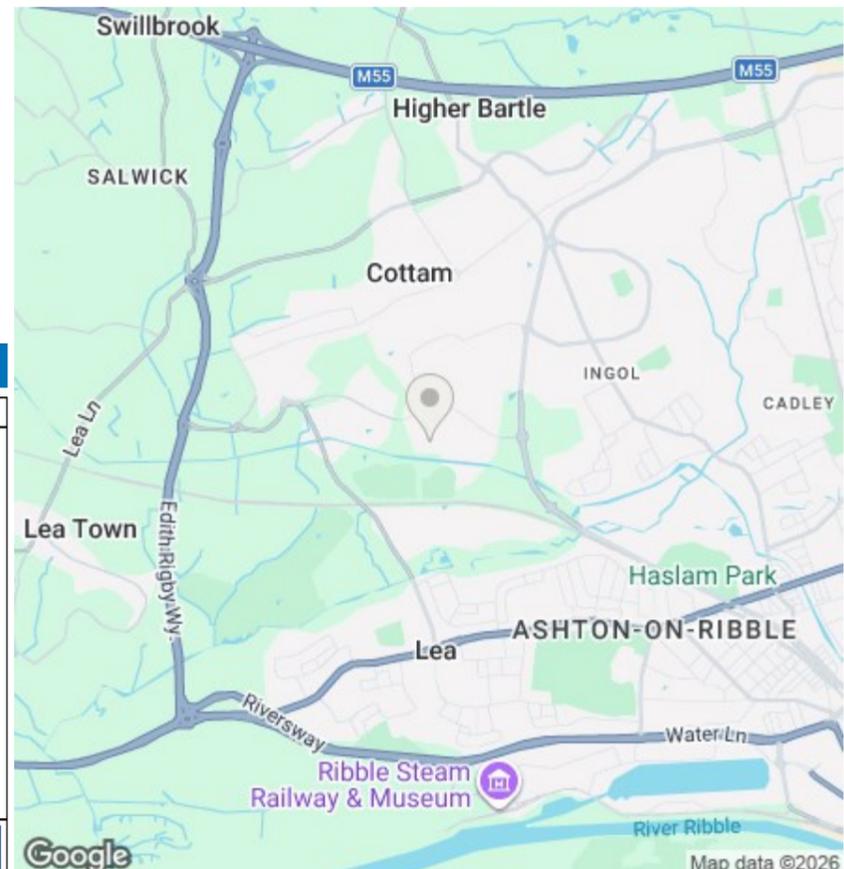
GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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	83	83
(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 (CO₂) 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	