



Beaminster Avenue, Cottam, Preston

Offers Over £200,000

Ben Rose Estate Agents are delighted to present this charming three-bedroom end-terrace home, beautifully positioned on a highly desirable residential estate in Cottam, Preston. Ideally suited for a small family or a couple, the property benefits from close proximity to an excellent range of amenities. For those who commute or travel frequently, the M6 and M55 motorways are conveniently nearby, offering quick and accessible routes across the region. The area also enjoys an abundance of green spaces and scenic walking trails, making it a haven for dog walkers and nature lovers alike.

Stepping inside, the home opens into a welcoming hallway that sets the tone for the rest of the property. Immediately to the right is a modern and neatly appointed WC, while to the left lies a contemporary kitchen, thoughtfully designed with a range of wall and base units and featuring integrated appliances, including a washer, dishwasher, fridge freezer, and oven with hob. There's also a breakfast bar with space for two, making it a functional and stylish area for casual meals. Moving through to the rear of the ground floor, the spacious lounge and dining area provides plenty of room for a three-piece sofa set and a dining table. This bright and airy space is enhanced by patio doors that open directly onto the rear garden, and a large under-stairs cupboard offers valuable additional storage.

Upstairs, the first floor comprises three well-sized bedrooms. Two of these are generous doubles, while the third offers versatility as a single bedroom—perfect for use as a nursery, home office, or guest room. The family bathroom has a sleek, modern finish and is fitted with a shower over the bath, catering comfortably to the needs of a busy household.

Externally, the home features off road parking for two cars to the rear. The garden is a delightful combination of lawn and patio, ideal for relaxing, outdoor dining, or entertaining guests. Offering excellent privacy and bathed in sunlight throughout the day, this garden truly enhances the home's appeal.

This is a wonderful opportunity to acquire a well-appointed, move-in-ready home in a sought-after location, offering modern comfort, thoughtful design, and exceptional convenience. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

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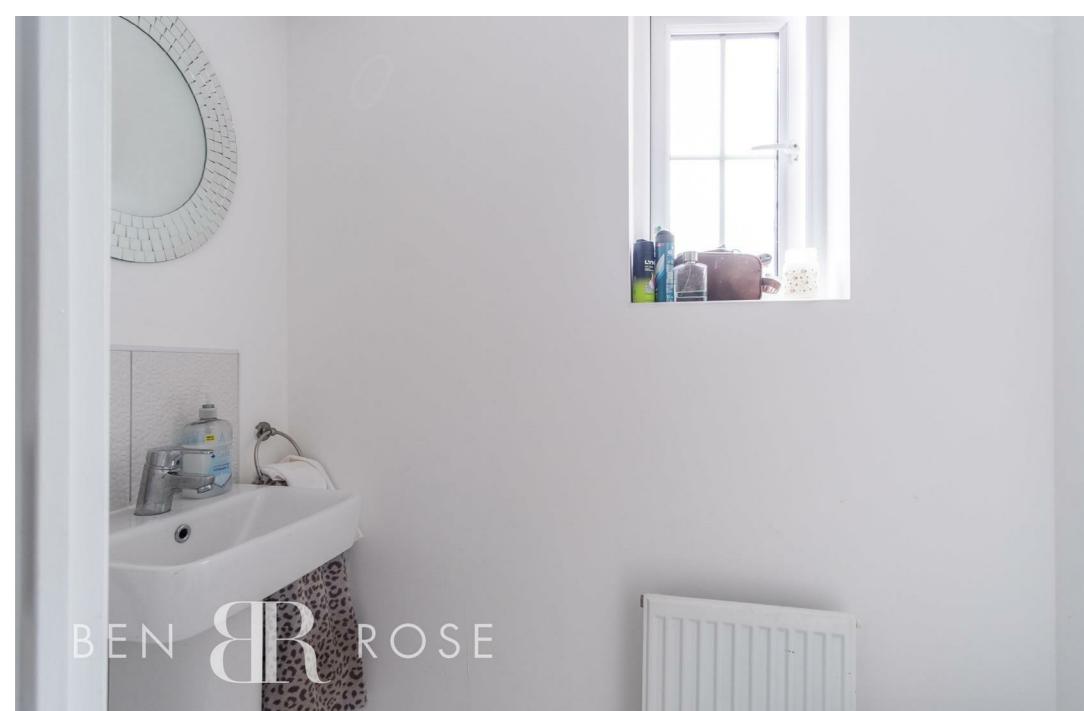




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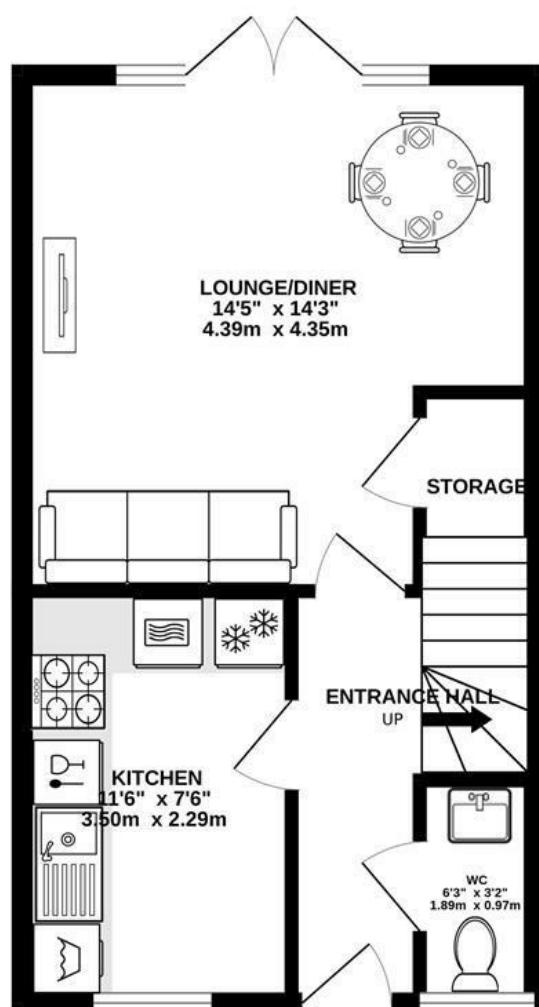




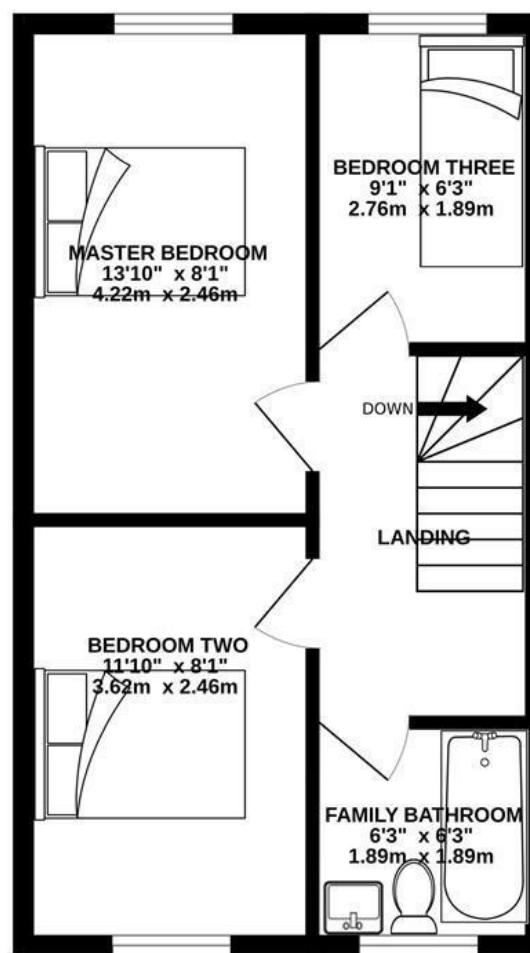


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GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	97
(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	

