



Fallow Avenue, Cottam, Preston

Offers Over £95,000

****This property is part of the Shared Ownership Scheme and is subject to restrictions under this scheme. This advert is to own 50% of the property, with Heylo owning the other 50%. - the property can however be purchased at an increased percentage. For enquiries regarding applications and eligibility please contact our office for more details****

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated within the highly sought-after residential area of Cottam. Finished in a contemporary style throughout, this impressive property is ready to move straight into, making it an ideal choice for first-time buyers seeking modern living in a convenient location. Cottam continues to grow in popularity thanks to its excellent range of local amenities, including nearby supermarkets, schools, cafés and leisure facilities, whilst Preston city centre is just a short drive away, offering an extensive selection of shopping, dining and entertainment options. The property also benefits from excellent transport links, with regular bus services, easy access to Preston Railway Station for direct connections across the North West and beyond, and convenient links to the M55, M6 and M61 motorways, making commuting to Preston, Blackpool, Lancaster and Manchester straightforward.

Stepping into the property, you are welcomed by a bright and airy reception hall, which immediately creates a warm first impression and provides access to the convenient downstairs WC, positioned to the right, before leading through to the spacious lounge. The lounge is beautifully presented and filled with natural light thanks to the attractive bay-fronted window, whilst the open staircase adds to the room's contemporary feel. A door leads seamlessly through to the generously proportioned kitchen diner, creating an excellent flow for everyday living. The modern fitted kitchen is complemented by a range of integrated appliances, ample worktop and cupboard space and plenty of room for family dining. The space also enjoys a rear-facing window and glazed double doors opening directly onto the garden, allowing natural light to flood the room and providing an ideal setting for entertaining.

The first floor offers three well-proportioned bedrooms, perfectly suited to first-time buyers, young families or those looking for flexible working space. The impressive master bedroom enjoys dual front-facing windows, creating a wonderfully bright room, and also benefits from a useful built-in storage cupboard. Bedrooms two and three overlook the rear garden and offer comfortable accommodation for children, guests or a home office. Completing the first floor is the modern three-piece family bathroom, fitted with an overhead shower and finished to a high standard.

Externally, the property benefits from two allocated parking spaces to the front, leading to a neatly flagged pathway with attractive planted borders on either side, creating a welcoming approach. To the rear, the standout feature is the generously sized lawned garden, offering plenty of space for children to play, outdoor entertaining or future landscaping, with a flagged patio positioned directly outside the kitchen diner providing the perfect spot for al fresco dining. Combining stylish contemporary interiors, generous outdoor space and an excellent location, this superb home presents an outstanding opportunity for buyers looking to take their first step onto the property ladder.



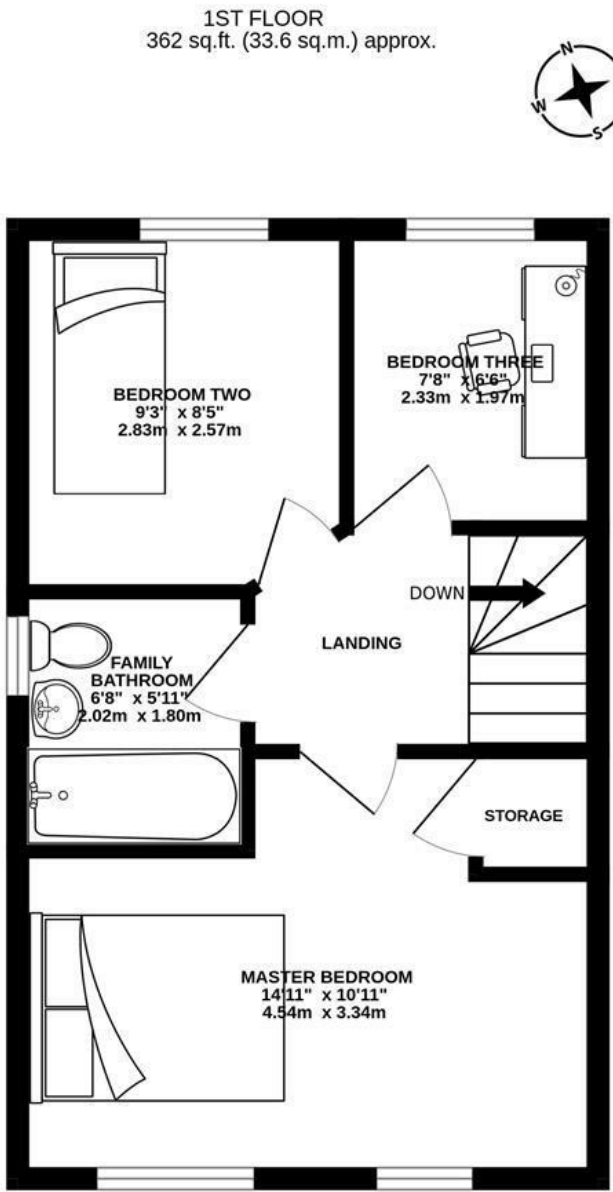
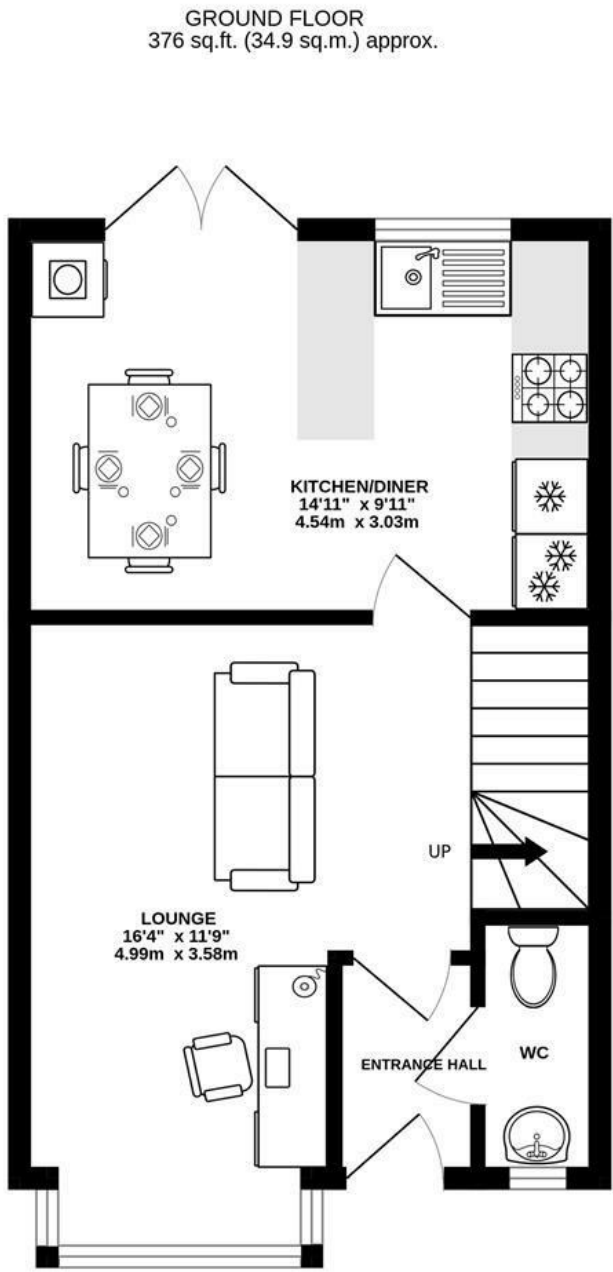












TOTAL FLOOR AREA : 737 sq.ft. (68.5 sq.m.) approx.

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		
(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	

