



## Wiltshire Mews, Cottam, Preston

**Offers Over £179,950**

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom terraced home, tucked away in a quiet cul-de-sac location within the popular area of Cottam, Lancashire. Ideal for first-time buyers, this inviting property offers a practical layout with generous living space throughout. Cottam is well regarded for its convenient access to local shops, supermarkets, schools, and leisure facilities, making it a great place to settle. Excellent transport links are close by, including regular bus routes and easy access to the M55 and M6 motorways, while Preston city centre and Preston train station are just a short drive away, providing direct rail links to Manchester, Liverpool, and London.

Entering the property on the ground floor, you are welcomed into a vestibule with a convenient downstairs WC located off. This leads through into the spacious front lounge, featuring a charming fireplace and forming the heart of the home. The lounge flows openly into the dining area, which could equally serve as a home study, offering flexibility for modern living. From here, you continue into the conservatory at the rear, a bright and versatile space with direct access out to the garden. Back through the lounge is the kitchen, fitted with an integrated oven and hob and benefiting from useful under-stair storage.

Rising to the first floor, the property offers three well-proportioned bedrooms. The master bedroom enjoys the added benefit of fitted wardrobes and a three-piece en-suite shower room. Bedroom three is a versatile space, ideal for use as a nursery, dressing room, or home office. Completing the first floor is the three-piece family bathroom, featuring an over-the-bath shower and finished in a clean, neutral style.

Externally, the property offers on-road parking to the front, along with a paved pathway leading to the front door. Towards the end of the mews is a double driveway that leads up to a single garage for the property. To the rear, there is a private and enclosed garden, featuring a patio area ideal for outdoor seating and a lawn, perfect for relaxing or entertaining.

Overall, this is a fantastic opportunity to purchase a comfortable and well-located home, perfectly suited to first-time buyers looking to step onto the property ladder in a popular residential area.





















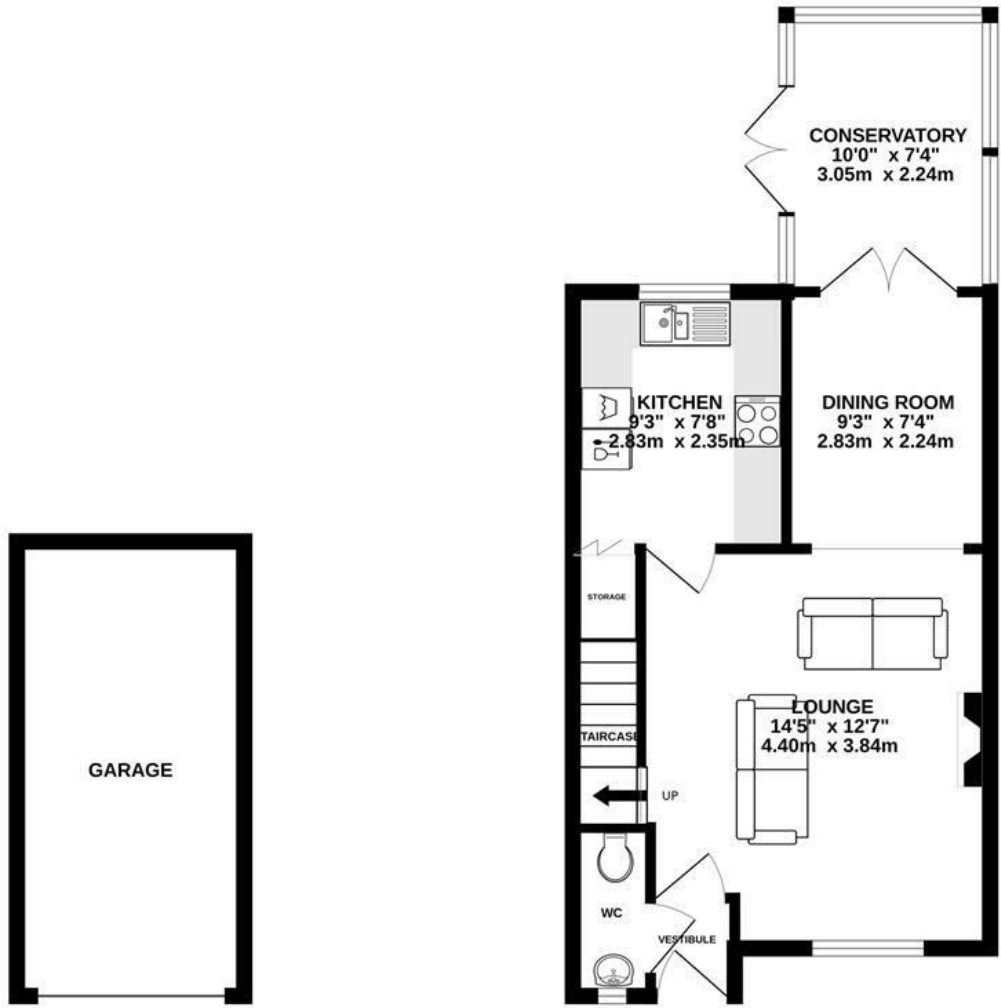






# BEN ROSE

GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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 <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

