BEN ROSE

Wareham Close, Cottam, Preston **Offers Over £199,950**

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom end-terrace property, located on a much sought-after residential development in Cottam, Preston. Situated on a quiet cul-de-sac, this home would make an ideal purchase for a couple or small family. It is conveniently located close to excellent local schools, shops, and amenities, while also benefiting from fantastic travel links via the nearby M6 and M55 motorways, making commuting across the region quick and easy.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient W.C. is located along with the staircase to the upper level. To the left, you will find the modern fitted kitchen, which offers ample storage and a full range of integrated appliances, including a fridge, freezer, oven, hob, washer/dryer, and dishwasher.

Moving through the home, you enter the spacious lounge/diner, a fantastic dual-purpose living space offering ample room for both seating and dining. The room also benefits from convenient understairs storage, while double patio doors open directly onto the rear garden, allowing plenty of natural light to fill the space.

To the first floor, you will find three well-proportioned bedrooms, with both the master and second bedroom benefiting from integrated wardrobes. A contemporary three-piece family bathroom, complete with an over-the-bath shower, completes this level.

Externally, to the front of the property is a double driveway providing off-road parking. To the rear is a generously sized south-facing garden, featuring a spacious lawn and flagged patio, creating the perfect space for relaxing or entertaining.

Early viewing is highly recommended to avoid disappointment.

BOTANICAL FRUITS
OLIVE TREE

LEON
FAST FOOD
CORN FLAKES

PARIS
BOTANICAL FRUITS

LEON
Naturally
FAST FOOD
CORN
FLAKES

happiness
LOOKS beautiful
ON YOU

happiness
beautiful
ON YOU

THIS IS OUR HAPPY HOME
JANE EYRE
EPSON

N°5
Happy

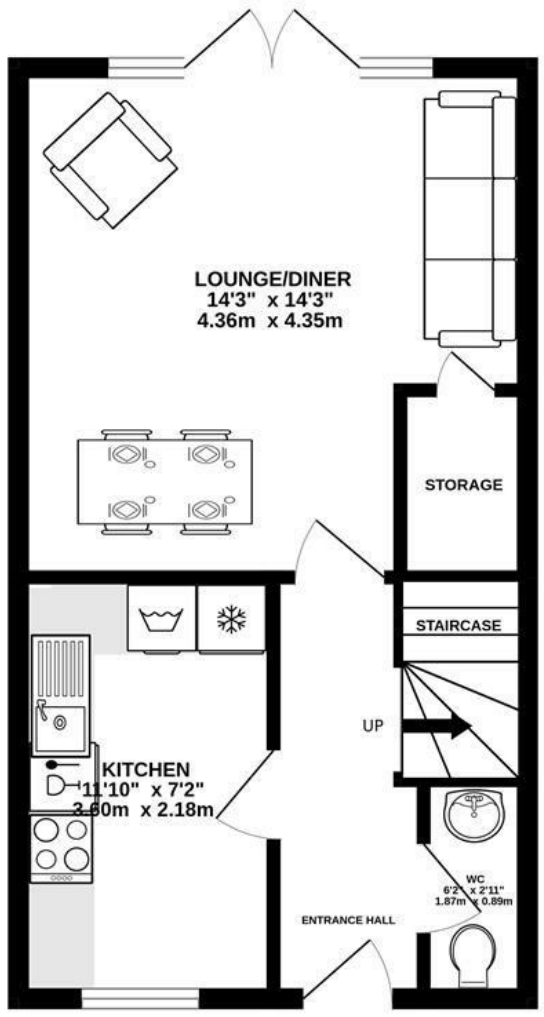
THE WORLD IS YOUR OYSTER
Alexander

WHERE THE WILD ONES PLAY
WILD

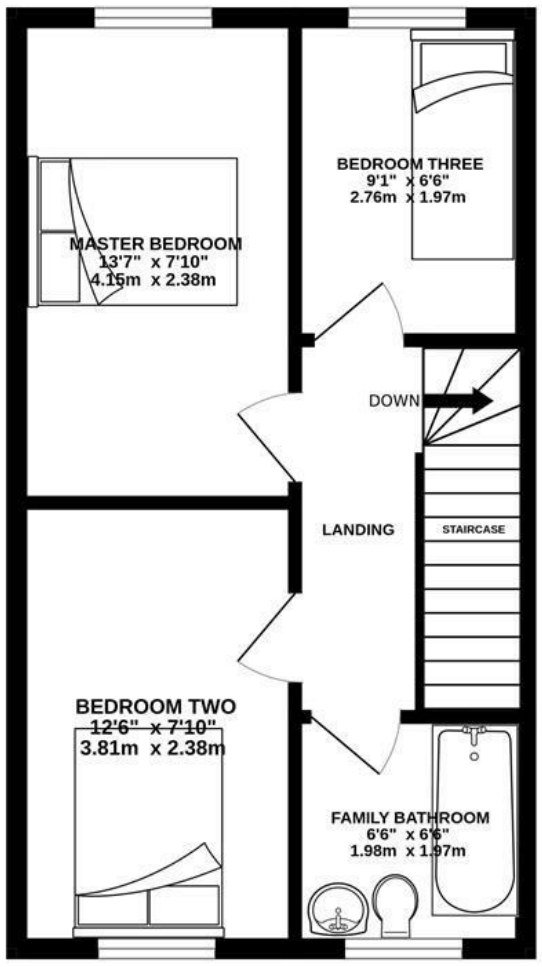
3
Hello

BEN ROSE

GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



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



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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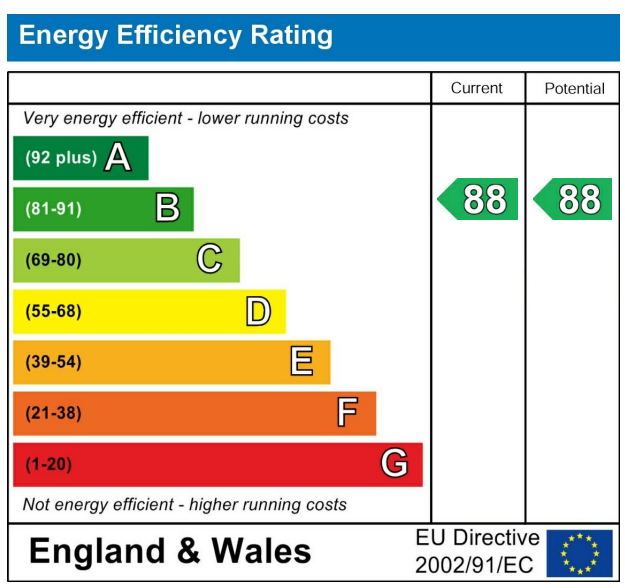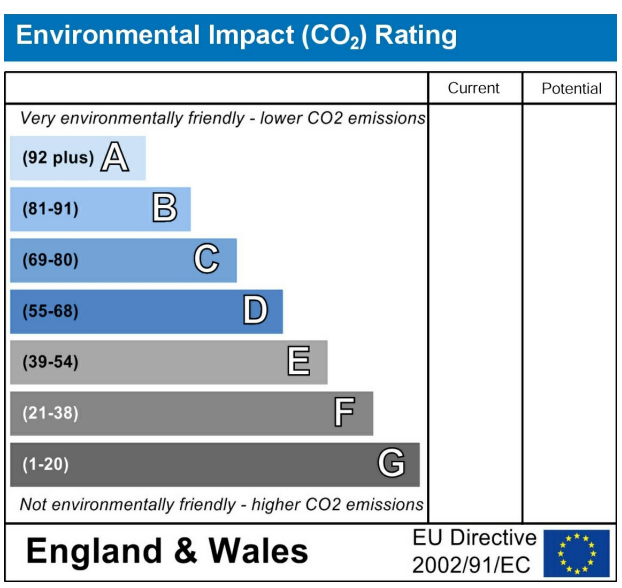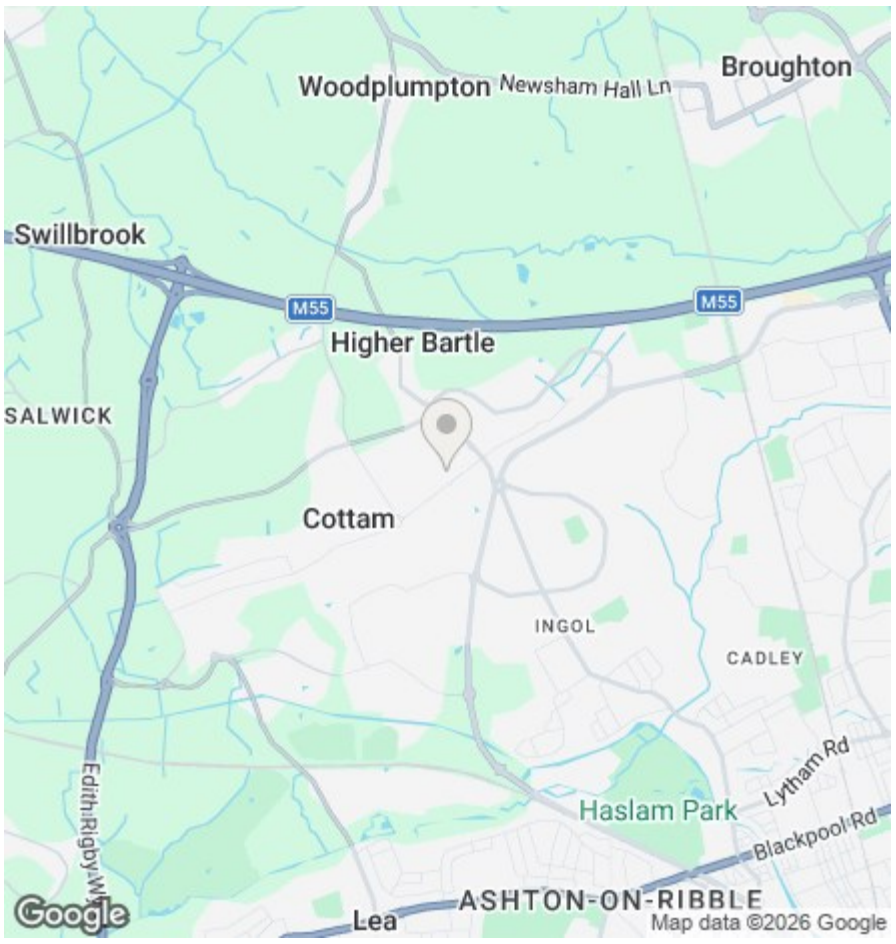
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