BEN ROSE

Ribbleswood Chase, Cottam, Preston

Offers Over £279,950

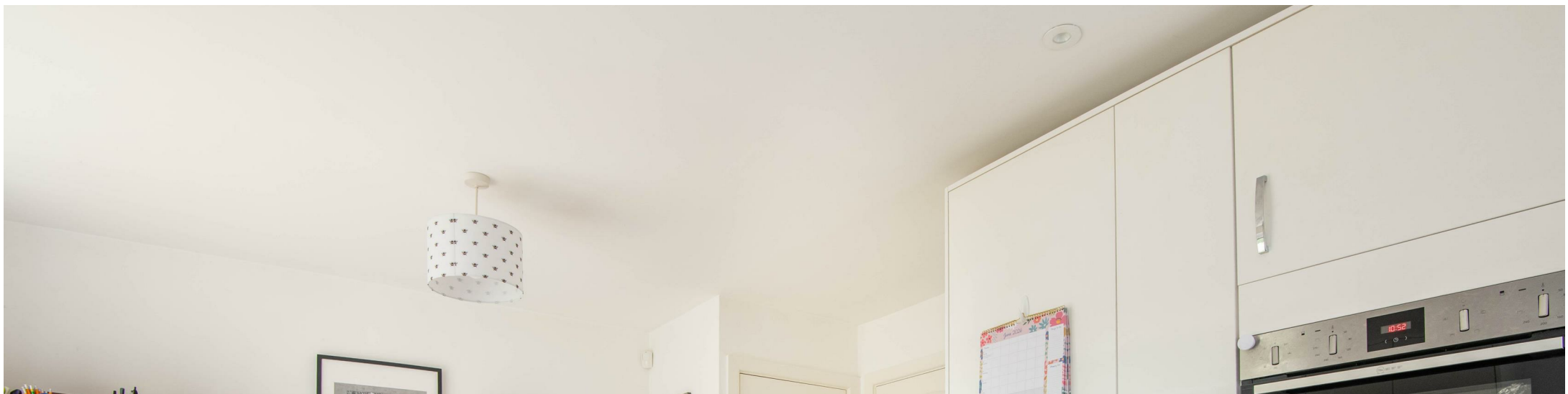
Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom detached family home situated within the popular residential area of Cottam, Preston. Offering a practical and spacious layout throughout, this home is ideal for families seeking comfortable modern living in a convenient location. Cottam continues to be a highly desirable area thanks to its excellent range of nearby amenities, including supermarkets, schools, parks, leisure facilities and local shops, whilst Preston city centre is only a short drive away. For commuters, the property benefits from easy access to regular bus routes, Preston Railway Station, and the M55 and M6 motorways, providing excellent connectivity to surrounding towns and cities including Blackpool, Lancaster and Manchester.

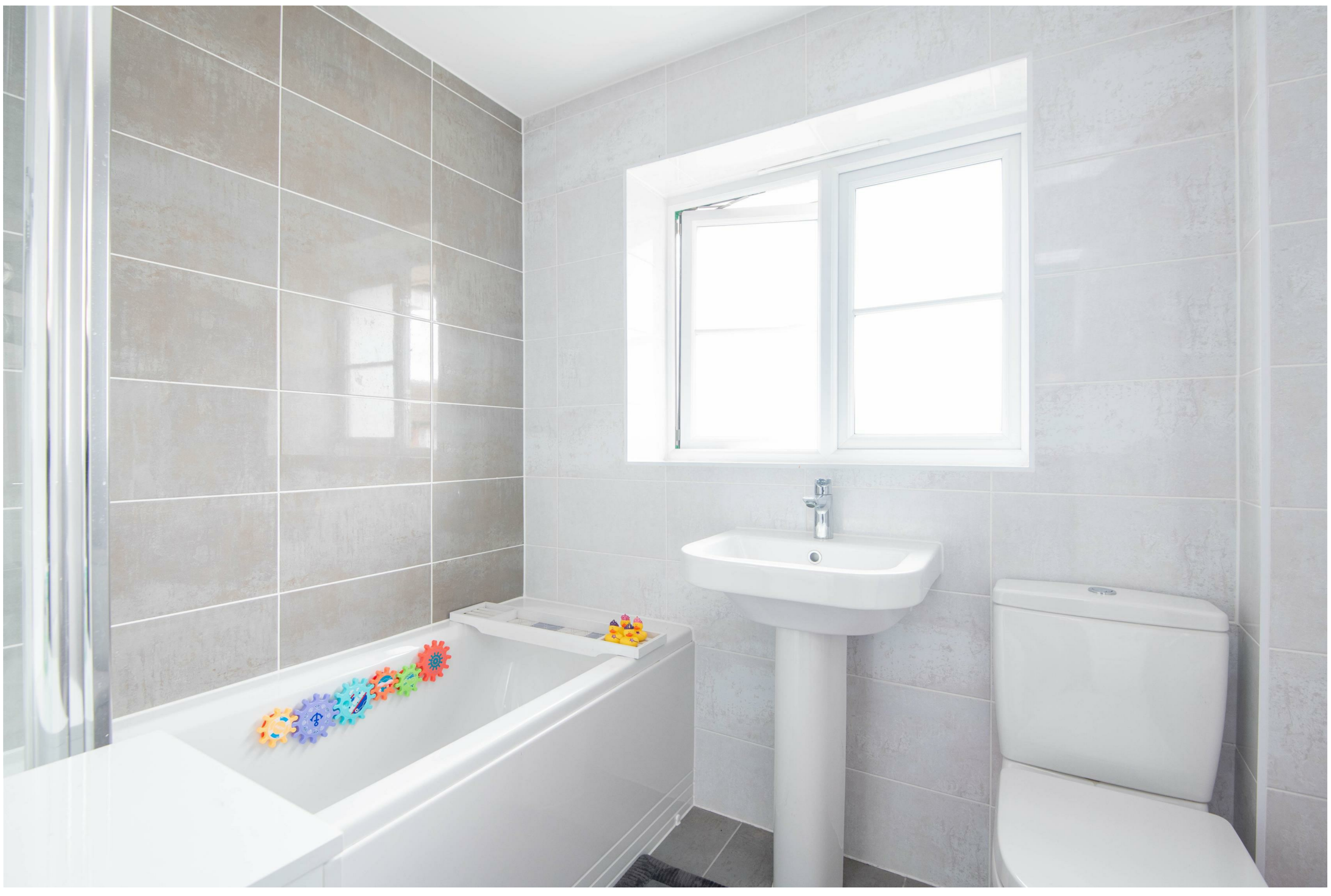
Stepping into the property, you are welcomed by an entrance hall that provides access to the main ground floor accommodation. To the front of the home is the spacious lounge, offering a bright and comfortable setting for relaxing with family. Continuing through, you will find a handy ground floor WC and the staircase leading to the first floor. Positioned to the rear is the generously sized kitchen diner, which forms the heart of the home. Modern in design, the kitchen benefits from integrated appliances, ample storage cupboards, generous worktop space and plenty of room for a family-sized dining table, creating an excellent space for both everyday living and entertaining.

To the first floor, the landing gives access to three well-proportioned bedrooms. The master and second bedroom are both comfortable doubles and benefit from built-in wardrobes, whilst the third bedroom offers flexibility as a child's bedroom, nursery, dressing room or home office. The master bedroom further enjoys its own en suite shower room, whilst a well-maintained three-piece family bathroom serves the remaining accommodation. Additional storage solutions can also be found on this floor, while the partially boarded loft, complete with electricity, provides further useful storage space.

Externally, the property boasts a driveway providing off-road parking for two vehicles, alongside a well-maintained front lawn and attractive paved walkways that enhance the home's kerb appeal. To the rear, the enclosed garden offers a pleasant outdoor space with a combination of lawn and paved areas, ideal for both relaxing and outdoor dining, as well as a useful storage shed and fenced boundaries for added privacy. Combining practical family accommodation, modern features and a sought-after location, this is a fantastic detached home that is sure to appeal to a wide range of buyers.

Book Lover
THE END
DEAD MEN'S BONES
CHRIS OULD
THE BLOOD STRAND
JOY
CHRIS CARTER
ALL THE COLOURS OF THE DARK
CHRIS WHITAKER
THE SWITCH
BETH O'LEARY
THE NO SHOW
BETH O'LEARY
ROAD TRIP
BETH O'LEARY
THE WAKE UP CALL
BETH O'LEARY
Sarah Crossan
Sarah Dessen
DARK WATERS
Griffiths
HIKE
RUNTIME
Clare Mackintosh
LAST PARTY
SHE'S NOT GIRL
KATE LORDON
THE PAPER
SLEEP TIGHT
KATE LORDON
THE GIRL IN THE ATTIC
THE GIRL I'M BEEN
THE LAKE LIBRARY
Griffiths
The Locked Room
THE CHRIST AFFAIR
DEVIL IN THE DARK WATER
Our Child of the Stars
Yasmin Ali
Yasmin Ali
Love will find you
HOLLY SEDDON
Loving ONE
HOLLY SEDDON
ELIF SHAFAK
10 MINUTES 38 SECONDS
ELIF SHAFAK
Little Bravo
Community Neighbourhood
THE LODGE
MIKE GAYLE
ZERO DAYS
BLOOD MOON
WICKED
TIFFANY'S
PYJAMAS
Little Christmas Kitchen
Night Christmas Kitchen
Christmas Kitchen
Sarah Dessen
Sarah Crossan
Sarah Dessen
Sarah Crossan
Sarah Dessen
Sarah Crossan





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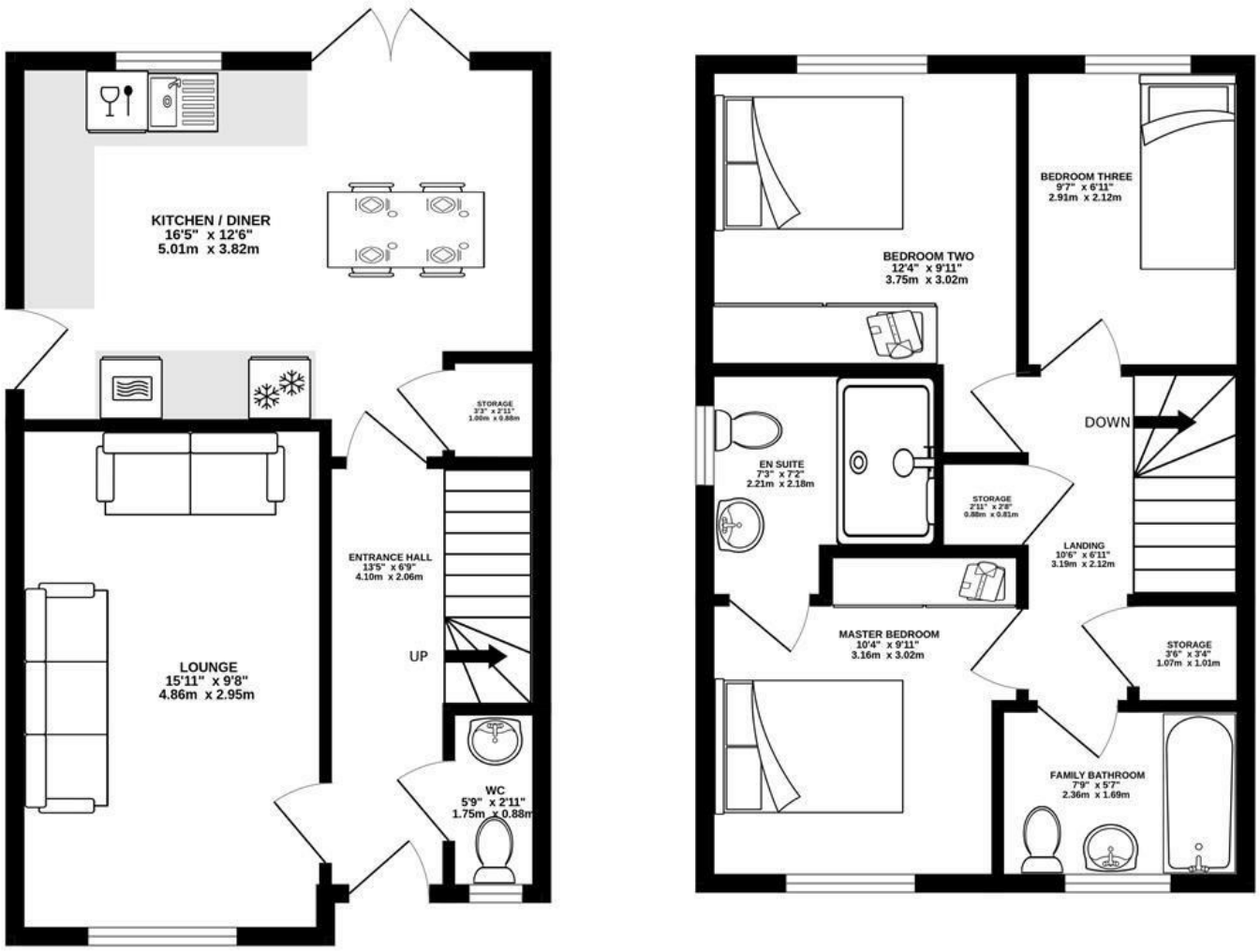
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 871 sq.ft. (80.9 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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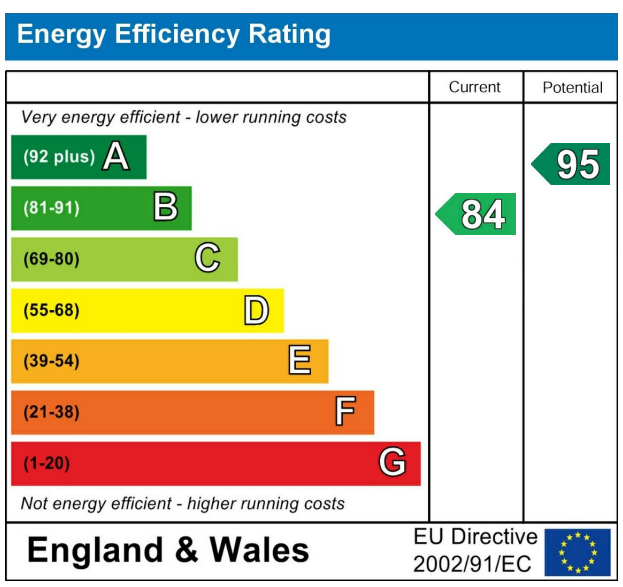
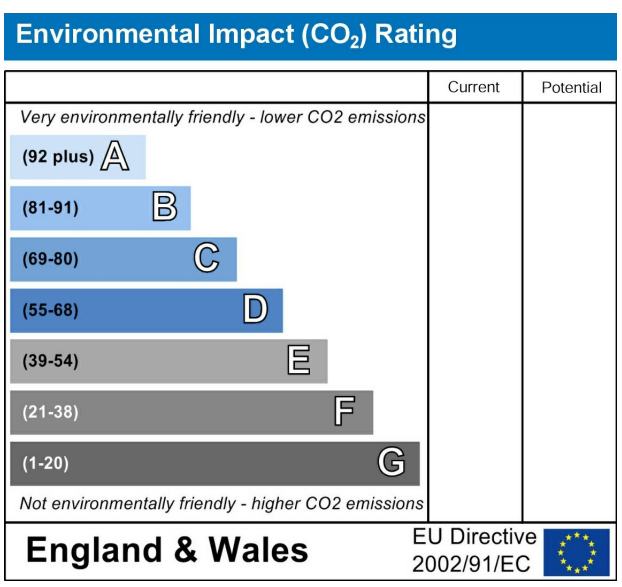
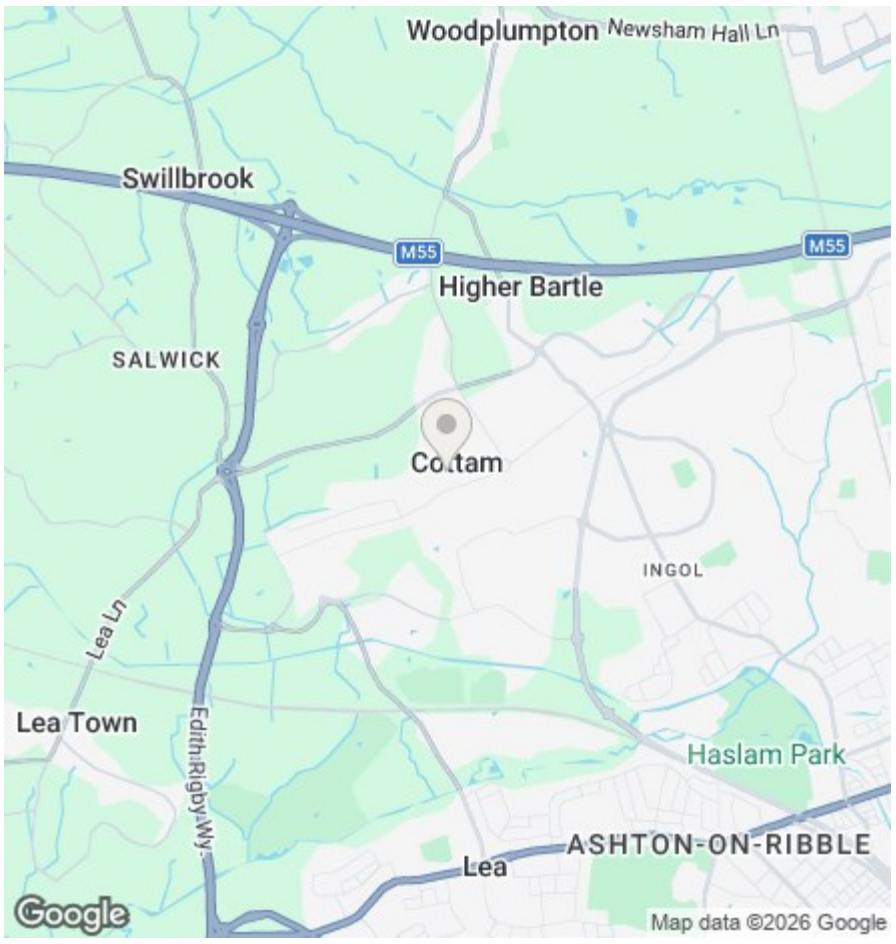
We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01772 737 873 | W WWW.BEN-ROSE.CO.UK | E LONGTON@BEN-ROSE.CO.UK | 178 LIVERPOOL ROAD, LONGTON PR4 5PB