



Outgate, Cottam, Preston

Offers Over £289,950

Ben Rose Estate Agents are pleased to present to market this beautifully presented four bedroom semi-detached property situated in a quiet cul-de-sac location within the highly sought-after area of Cottam. Set across three spacious floors, this versatile family home offers modern living throughout, generous room proportions and a fantastic rear garden ideal for growing families. The property benefits from easy access into Preston city centre, whilst also being conveniently placed near a range of local shops, supermarkets, schools and leisure facilities. Excellent travel links are available nearby, including regular bus routes, easy access to the M55 and M6 motorways, and nearby train stations such as Preston Railway Station offering direct routes to Manchester, Liverpool and London.

Internally, the home welcomes you with a bright reception hall where you'll find the staircase and a convenient ground floor WC. Positioned to the left-hand side is the impressive open plan kitchen/diner, a fantastic family space fitted with a range of integrated appliances alongside ample worktop and storage space. There is plenty of room for a large dining table, making it ideal for both everyday family life and entertaining guests. French doors open directly onto the rear garden, allowing plenty of natural light to flow through the room. Just off the kitchen is a practical utility room which also provides additional access to the garden.

Moving up to the first floor, you'll find the spacious main lounge which serves as a wonderful relaxing area, complete with a feature fireplace, dual aspect windows and a Juliette balcony overlooking the rear garden. Also located on this floor is the generous master bedroom benefiting from fitted wardrobes and a modern three-piece en-suite shower room. The second floor houses the remaining three bedrooms, with bedroom two offering proportions comparable to the master bedroom, making it perfect for older children or guests. Completing this floor is the four-piece family bathroom fitted with both a separate bath and shower.

Externally, the property continues to impress with a driveway to the front providing off-road parking for one vehicle leading up to the integrated garage. To the rear is a generously sized enclosed garden featuring a large lawn area ideal for children and families, alongside a raised decking space offering plenty of room for outdoor seating and entertaining during the warmer months. Offering spacious accommodation across three floors in a desirable family-friendly location, this is a superb home that must be viewed to be fully appreciated.













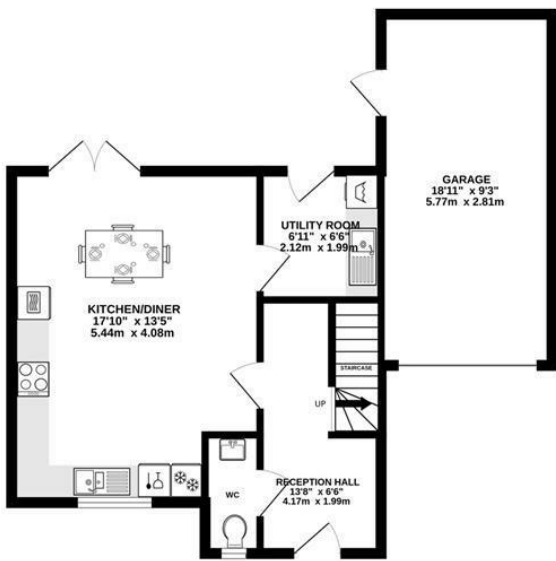




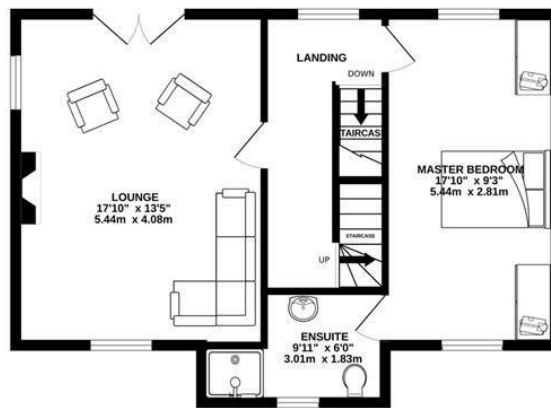




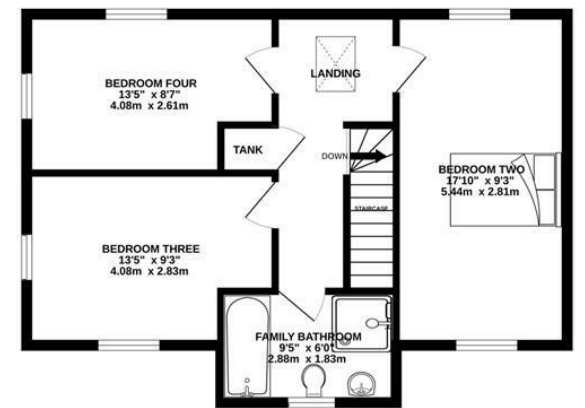
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



2ND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

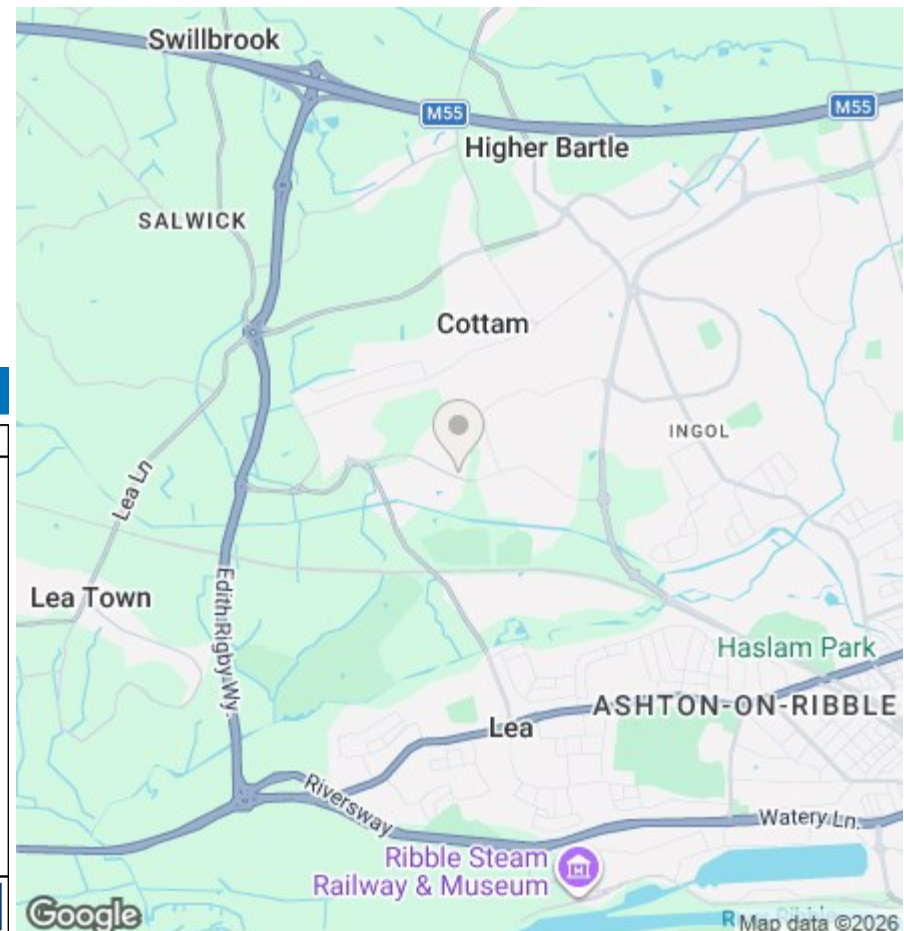


TOTAL FLOOR AREA : 1651 sq.ft. (153.4 sq.m.) approx.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	