



## Barley Close, Cottam, Preston

Offers Over £309,950

Ben Rose Estate Agents are pleased to present to the market this well-presented four-bedroom detached home, located in the highly sought-after area of Cottam, Lancashire. This charming property is an ideal family home, situated in a quiet and well-established residential area with convenient access to excellent local schools, parks, and a wide range of nearby amenities. The property also benefits from superb transport links, including regular bus routes and easy access to major motorways such as the M6 and M55—providing quick connections to Preston, Blackpool, and beyond.

Upon entering the property, you are welcomed into the entrance hallway, which includes a convenient cloakroom/WC and a staircase leading to the upper level. To the left, you'll find the spacious lounge, featuring a large window that overlooks the front aspect. Continuing through, you enter the open-plan kitchen/dining room—a bright and airy space that boasts a modern fitted kitchen with integrated appliances, including a oven, hob, dishwasher and fridge. The dining/family area is generously sized, easily accommodating a family dining table with room for an additional seating area if desired. Beautiful bi-folding doors open directly onto the rear garden, creating a seamless indoor-outdoor flow. Just off the kitchen is a handy utility space, complete with an integrated freezer, additional storage, and space for freestanding appliances. A single door from here leads conveniently to the side of the property.

Upstairs, the home offers four well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a private en-suite shower room. A three-piece family bathroom with an over-the-bath shower completes the upper floor.

Externally, the front of the property features a private driveway offering off-road parking and access to a single detached garage. The garage is fitted with lighting and power and is accessed via an up-and-over door. To the rear, you'll find a generously sized garden, predominantly laid to lawn, with a flagged patio and wooden decking area—ideal for garden furniture and perfect for relaxing or entertaining.







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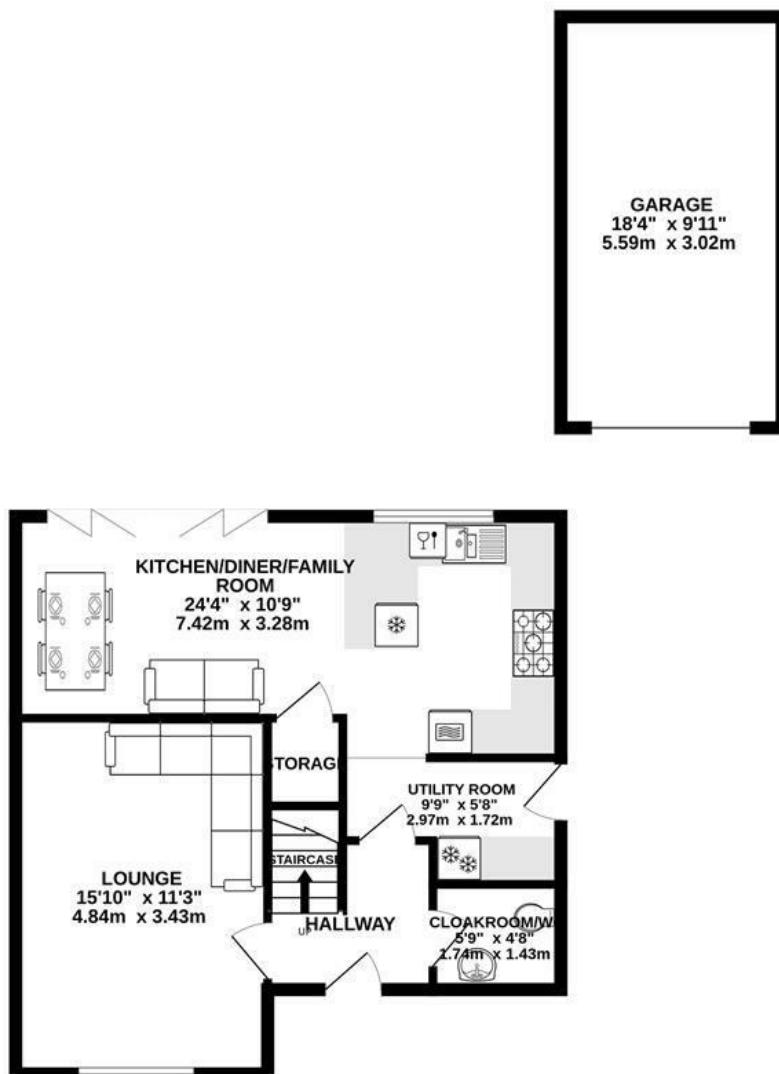


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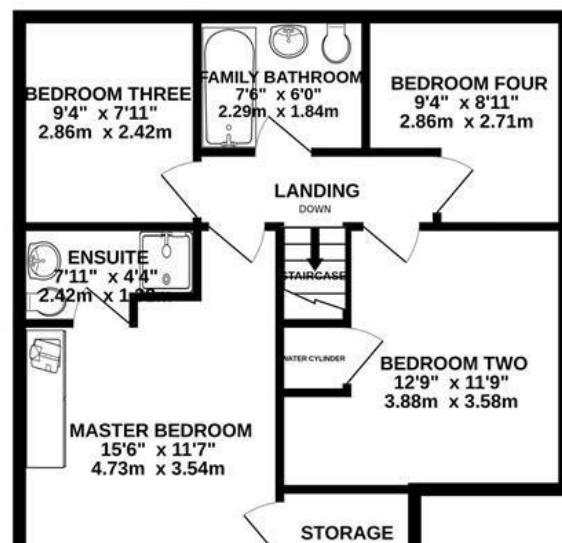


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GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



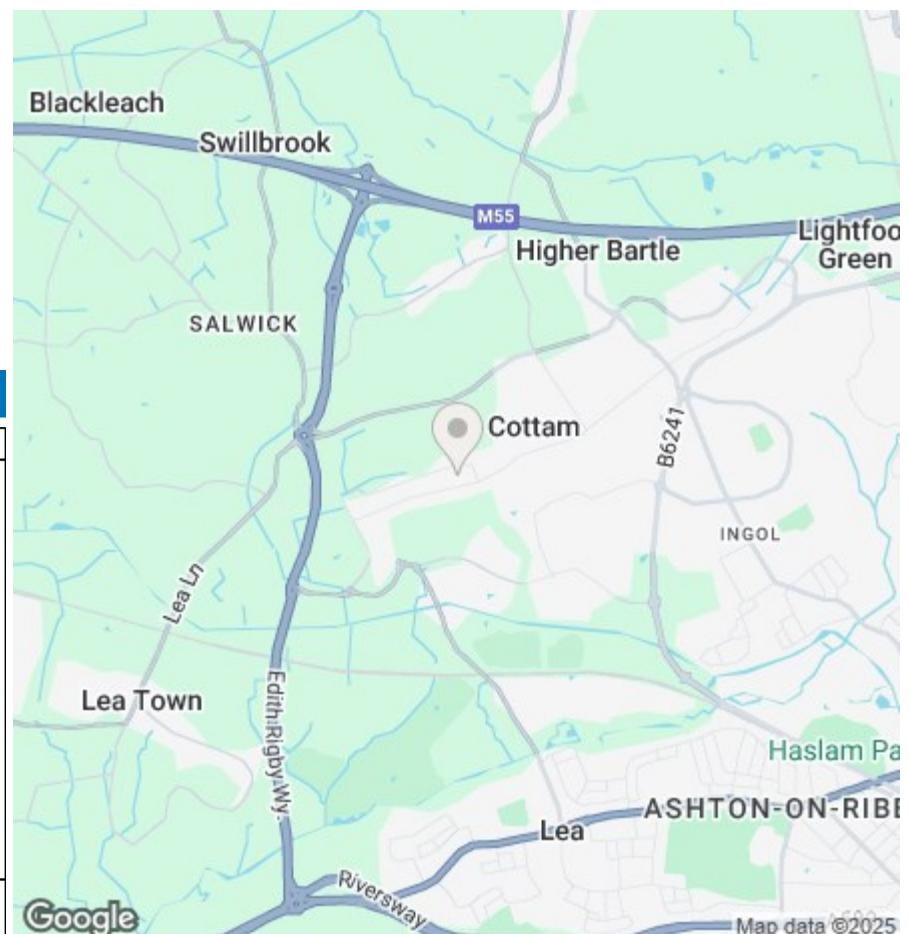
1ST FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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 general guidance 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	