



**Maxy House Road, Cottam, Preston**

**Offers Over £147,300**

**\*\*This home is being sold under the discount to market scheme - please contact the office for more details \*\***

Ben Rose Estate Agents are delighted to present to the market this well-presented two-bedroom semi-detached home, nestled in a quiet cul-de-sac within a highly sought-after development in Cottam. This charming property offers an excellent opportunity for first-time buyers looking to step onto the property ladder.

Cottam is a highly regarded area, offering excellent local amenities, including top-rated schools, supermarkets, and leisure facilities. It also boasts beautiful green spaces and scenic walking routes, perfect for those who enjoy the outdoors. The home benefits from fantastic transport links, with easy access to nearby motorways and local amenities within walking distance. Additionally, Preston city centre is just a short drive away, providing a wealth of shopping, dining, and entertainment options.

Stepping into the property, you are welcomed into the entrance hallway, where a staircase leads to the upper level. To the left, you'll find a spacious lounge featuring a large front-facing window that fills the room with natural light, along with concealed access to understairs storage. From here, you enter the modern kitchen/diner at the rear, which boasts contemporary wooden wall and base units with fully integrated appliances. There is also ample space to accommodate a small dining table if required. Additionally, this area provides access to a convenient understairs WC, and a single door leads out to the rear garden.

Moving upstairs, you will find two well-proportioned double bedrooms, both benefiting from integrated storage. A three-piece family bathroom, complete with an over-the-bath shower, serves this floor.

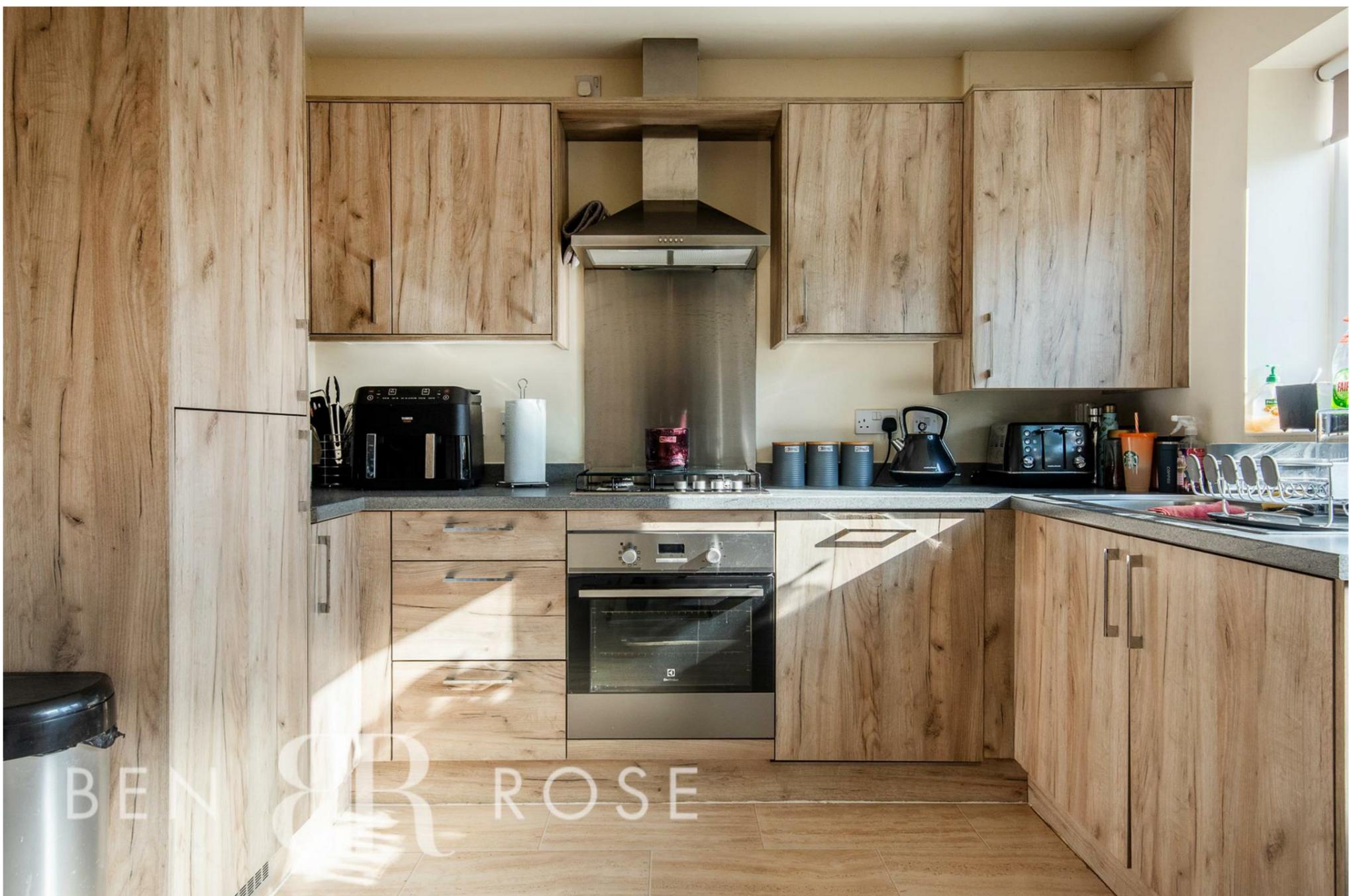
Externally, the property offers two private parking spaces at the front. To the rear, a generously sized, low-maintenance flagged garden is enclosed by wooden fencing, providing added privacy and seclusion.

Viewing at earliest convenience is highly recommended to avoid any potential disappointment.







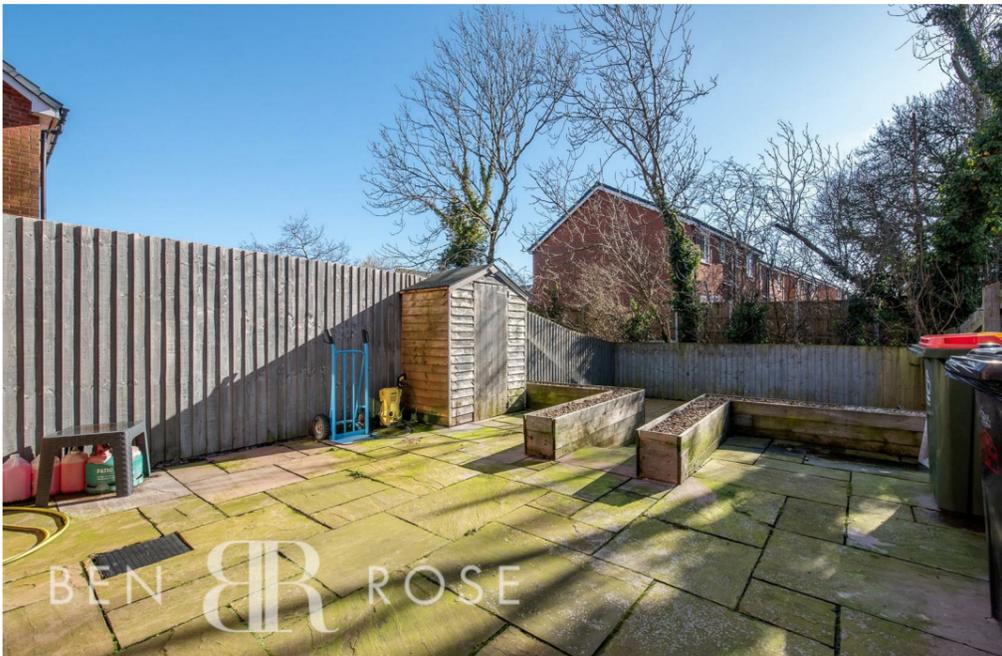




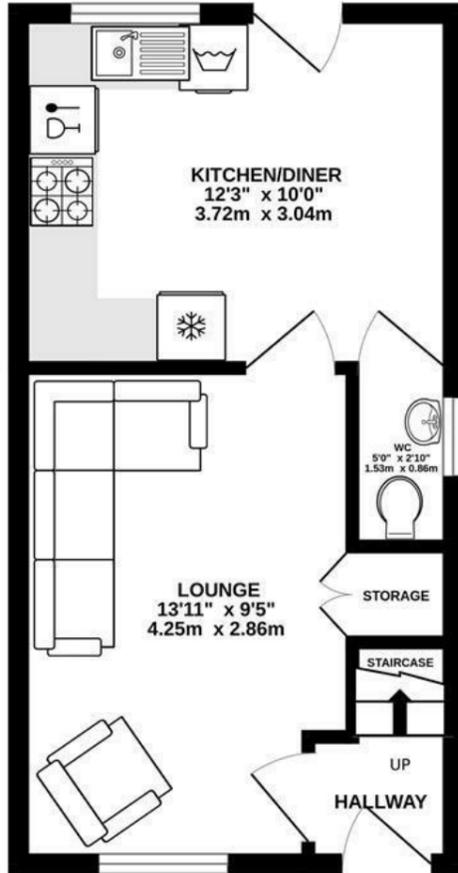
BEN  ROSE



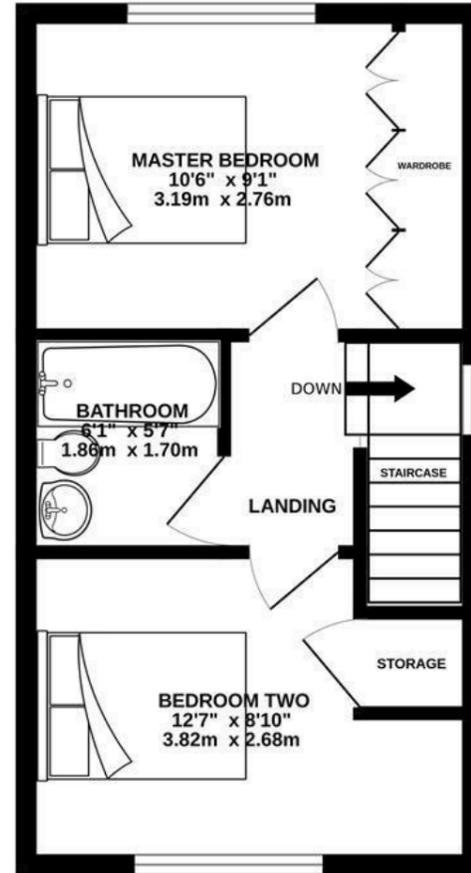
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GROUND FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.

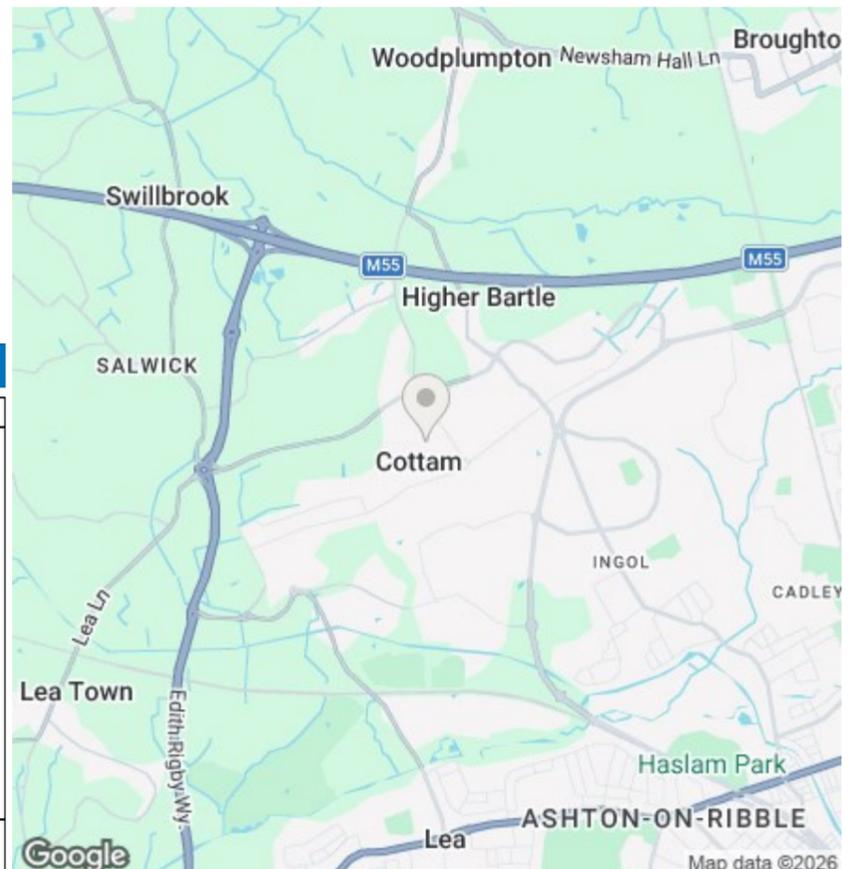


TOTAL FLOOR AREA : 593 sq.ft. (55.1 sq.m.) approx.

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>87</b>               | <b>88</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |