BEN ROSE



Dunnock Lane, Cottam

Offers Over £175,000

Available at an 80% discount to market value for eligible buyers. You'll own 100% of the property with no additional fees. This is a fantastic opportunity for first-time buyers or families. To check eligibility and find out more, please visit the Preston City Council website.

Ben Rose Estate Agents are pleased to present to market this well-presented three-bedroom semi-detached home, tucked away in a quiet cul-de-sac within a sought-after and popular development in Cottam. Offering the ideal setting for families, this charming property perfectly combines modern living with the benefits of a peaceful neighbourhood.

Cottam is renowned for its excellent local amenities, including highly rated schools, supermarkets, and leisure facilities, while also offering lovely green spaces and scenic walking routes. The property is exceptionally well placed for commuters, being just minutes from major motorway links and within walking distance of local conveniences. In addition, Preston city centre is only a short drive away, providing a wide variety of shopping, dining, and entertainment options.

Stepping into the property, you are welcomed by the entrance hallway where a convenient WC is located, along with the staircase leading to the upper level. To the right, you'll find the spacious lounge, benefiting from dual aspect windows to the front and side, filling the room with natural light. Across the hall lies the open-plan kitchen/diner. This contemporary space features a fitted kitchen with an integrated oven and hob, alongside additional space for freestanding appliances. The dining area provides ample room for a family dining table and enjoys sliding patio doors that open directly onto the garden.

Moving upstairs, the home offers three well-proportioned bedrooms, with both the master and second bedroom benefitting from integrated storage. Completing this level is the three-piece family bathroom, fitted with an over-the-bath shower.

Externally, the property boasts a generously sized garden with a laid lawn and flagged patio, creating the perfect space for relaxing or entertaining. To the front, the home enjoys a well-maintained garden and a private driveway providing off-road parking for multiple vehicles.

Early viewing is highly recommended to avoid any potential disappointment.








Russell Hobbs


















Canon
NIVEA MEN
BLACK & WHITE

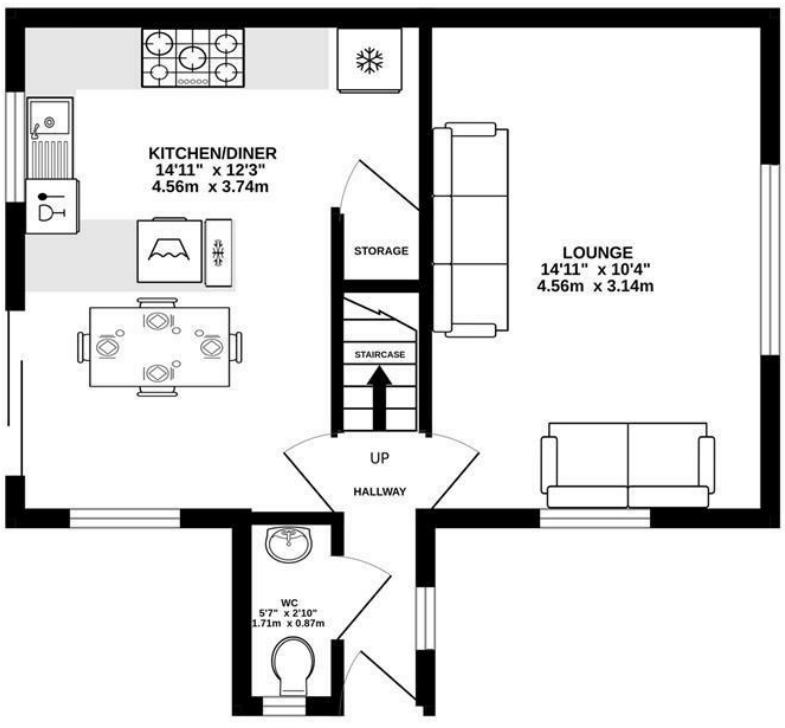

get naked

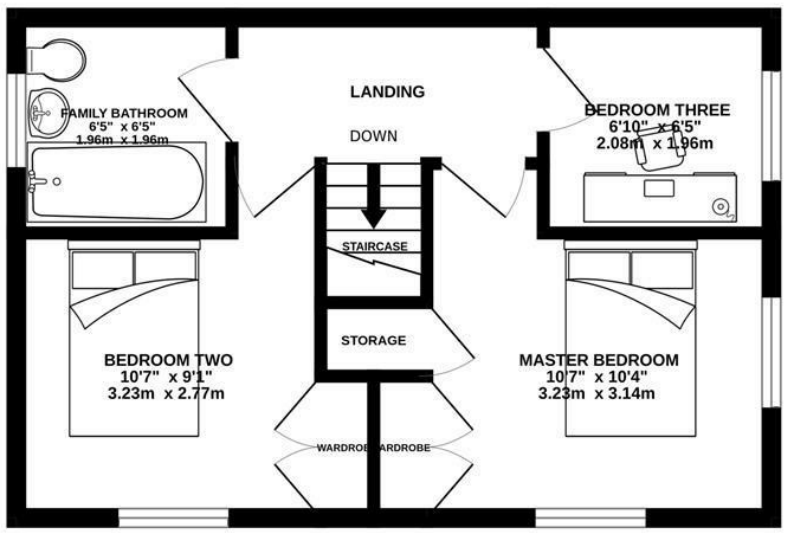


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GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.

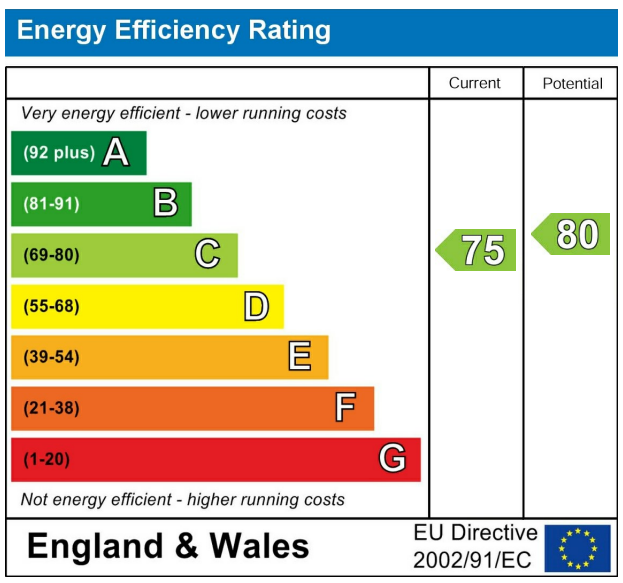


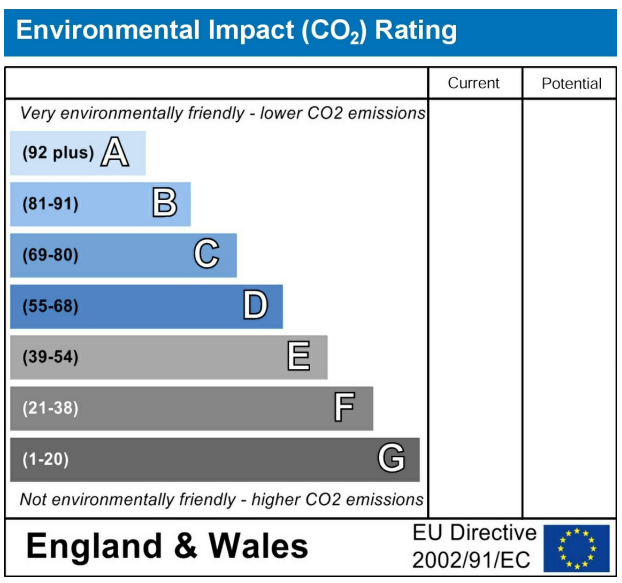


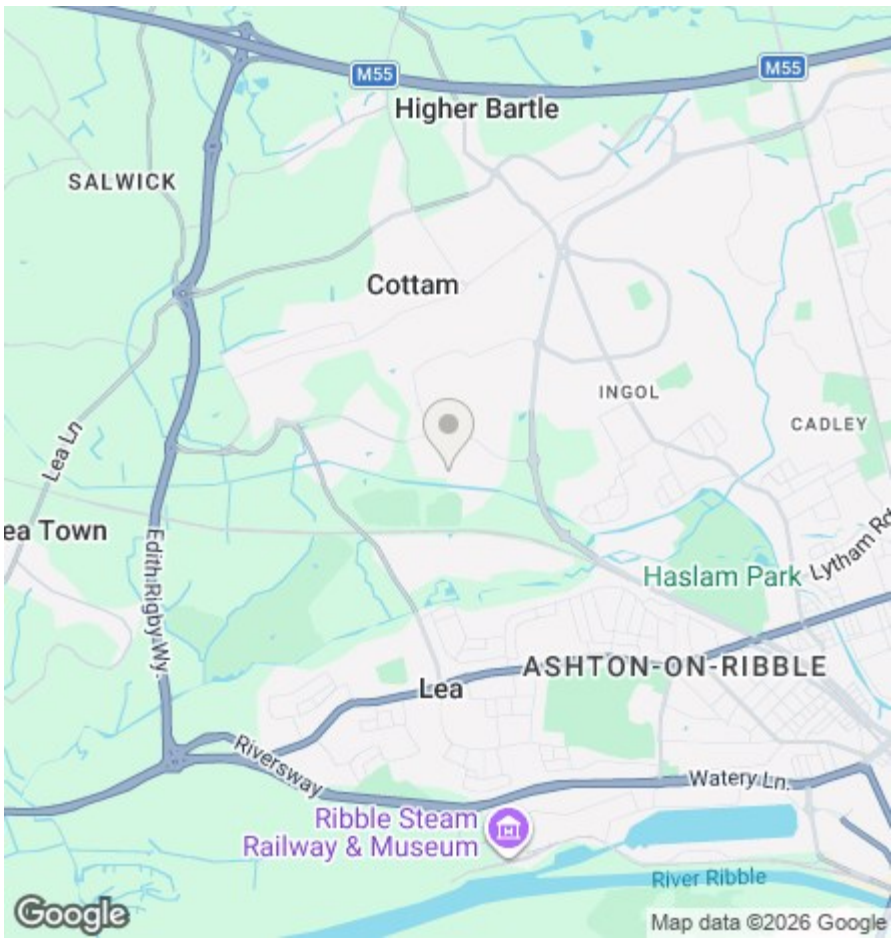
TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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 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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