



## Greenedge Cottage Brabiner Lane, Whittingham, Preston, PR3 2AP

£359,950



Located on the charming Brabiner Lane in Whittingham, this delightful semi-detached cottage offers a perfect blend of character and modern living. With three well-proportioned bedrooms, including a beautiful en-suite, this home is ideal for families or those seeking a peaceful retreat.

Upon entering, you're greeted by a spacious hallway adorned with slate flooring and original exposed beams, setting the tone for the character found throughout the home. To the right, the inviting living room exudes warmth and charm, featuring beamed ceilings and traditional flagged floors in some areas that highlight the cottage's authentic appeal. The ground floor also offers a well-appointed kitchen/diner ideal for family meals and entertaining along with a practical utility room and a convenient WC.

The first floor is home to three inviting bedrooms, each designed to provide comfort and tranquility. The main bathroom is beautifully finished, offering a serene space to unwind after a long day.

Outside, the property features a lovely cottage garden to the rear, providing a perfect spot for outdoor relaxation or gardening enthusiasts. Ample off-road parking is available, along with a detached garage, ensuring convenience for you and your guests.

Set in a semi-rural location, this cottage offers a peaceful lifestyle while still being within easy reach of local amenities. Whether you are looking for a family home or a serene getaway, this property on Brabiner Lane is a must-see. Embrace the charm of cottage living in this beautiful setting.



























## Road Map



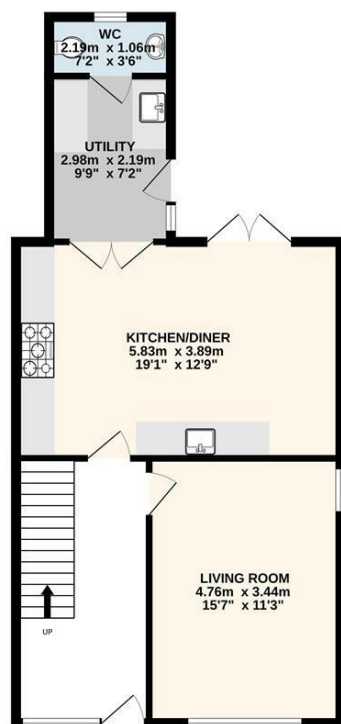
## Hybrid Map



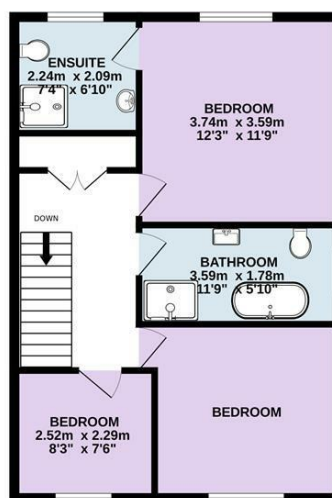
## Terrain Map



GROUND FLOOR  
59.2 sq.m. (638 sq.ft.) approx.



1ST FLOOR  
50.4 sq.m. (543 sq.ft.) approx.



TOTAL FLOOR AREA: 109.7 sq.m. (1180 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

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