



1 Swan Cottages Sowerby Road

Sowerby, Preston, PR3 0TT

Offers Over £175,000



A three-bedroom property situated in the sought-after area of Sowerby, offering excellent potential throughout.

The home features a spacious lounge, a separate kitchen, and three well-proportioned bedrooms. It would benefit from some modernisation, making it an ideal opportunity for buyers looking to put their own stamp on the property.

Externally, the property boasts a large rear garden, perfect for outdoor enjoyment and family use.

Located in a quiet and sought-after area with countryside surroundings, yet within easy reach of local amenities and transport links.

A fantastic opportunity for investors or buyers looking to create their ideal home.



Ground Floor

Lounge 12'5" x 11'9" (3.8m x 3.6m)

Kitchen 11'5" x 9'2" (3.5m x 2.8m)

WC 3'11" x 3'11" (1.2m x 1.2)

Utility 11'5" x 6'6" (3.5m x 2.0m)

First Floor

Bedroom one 11'9" x 11'9" (3.6m x 3.6m)

Bedroom Two 11'5" x 8'2" (3.5m x 2.5m)

Bedroom Three 8'2" x 7'2" (2.5m x 2.2m)

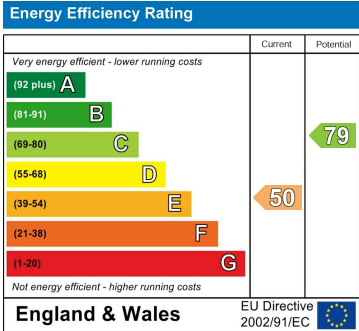
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.