



Four double bedrooms

Family bathroom

Lounge and additional reception room/office

Double garage with electric up and over door

Master ensuite

Kitchen diner with family room

Mature gardens front and rear

Off road parking for multiple vehicles



We have the pleasure to market this well appointed four bedroom detached property on a popular Grimsargh estate. Internally boasting to the ground floor, a good sized entrance hall with access internally to the garage, a generous lounge with French style door to the rear garden, a kitchen diner with a door to the utility room and arch way to the family room with French doors to the rear garden, a further reception room/office to the front of the property. To the first floor you will find four double bedrooms, the master with ensuite and fitted wardrobes, the second bedroom with fitted wardrobes. There is also a family bathroom. Externally to the front is an impressive driveway with parking for multiple cars leading to the garage. To the side of the drive is a lawned area with mature bushes and trees. The rear garden is mainly laid to lawn with a flagged patio area and mature trees. The village of Grimsargh has a range of shops, a village hall, a social club and a pub. There is a large playing field with cricket pitch and playground. A regular bus route runs to Preston city centre and Longridge. Those looking to commute the M6 is with in easy reach

Accommodation

Ground Floor

Entrance Hallway

Door to kitchen, lounge, office, cloaks, and garage. Stairs to first floor with under stairs storage

Lounge

Window to side. French style doors to rear garden. Fire surround with gas fire, two radiators.

Kitchen/Diner and family room

Fitted kitchen with built in dishwasher, electric oven and gas hob with extractor over. Stainless steel sink with tap over and drainer. Space for a dining table. Window to rear. Archway to family room with French style doors to rear garden. Radiator

Utility room

Plumbed for washer, space for dryer. Stainless steel sink with tap over and drainer. Boiler. External door to side.

Reception room/office

Window to front aspect. Radiator.

Cloakroom

Wash basin, WC. Radiator

First Floor

Landing

Loft access, boarded with power.

Bedroom One

Window to the front aspect. Built in wardrobes. Radiator. Door to ensuite.

Ensuite

Bath. Separate shower enclosure. WC. Wash basin. Window to side. Radiator

Bedroom Two

Window to rear. Radiator. Built in wardrobes.

Bedroom Three

Window to rear. Radiator.

Bedroom Four

Window to rear. Radiator

Family Bathroom

Bath with shower over. WC. Washbasin. Window to the front. Radiator. Part tiled walls.

Externally

Rear Garden

Mainly laid to lawn with patio area and mature trees.

Front garden

Lawned area with mature bushes and trees. Drive way for multiple cars leading to double garage.

Garage

Double garage with electric up and over door. Internally there is an EV charging point.

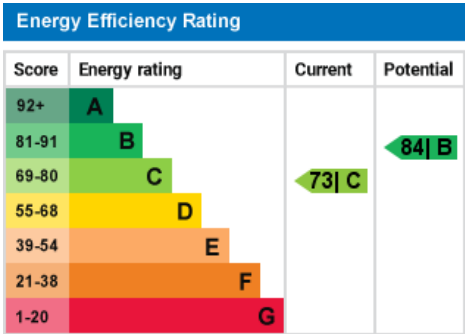
EPC rating C

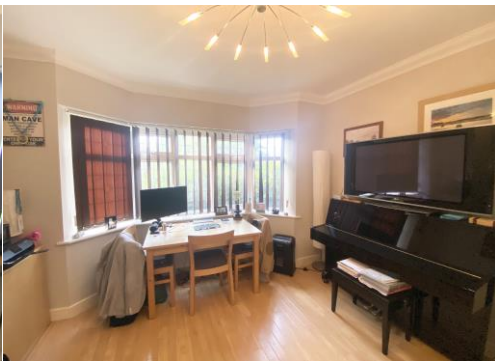
Property tenure Freehold

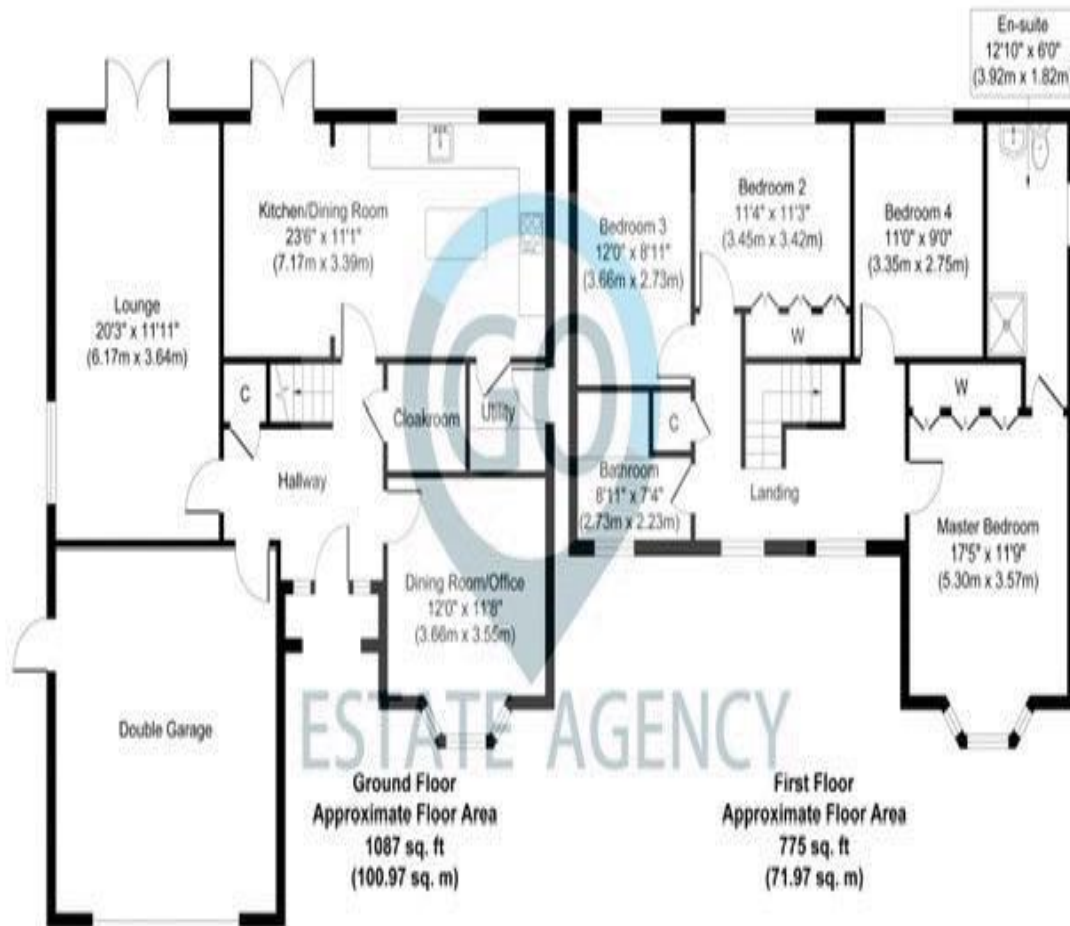
Council tax band F

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All Fixtures and fittings including those mentioned in the description are to be agreed with the seller.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

T. 01772 280 240
E. sales@goestateagency.co.uk
W. www.goestateagency.co.uk



Registered Office. 4 Towneley Road, Longridge, Preston. PR3 3EA