



ESTATE AGENCY

243 Preston Road
Grimsargh,
PR2 5JR

£580,000



Modern detached home

Ideal for a growing family

5 bedrooms, 2 en-suite plus family bathroom

Family dining kitchen

Sought after village location

Situated close to Grimsargh Wetlands

Lounge and study

Driveway parking and Double garage

EV charging point



*** NO CHAIN * POPULAR VILLAGE *** Beautifully detached property set in Grimsargh offered with no onward chain. With good public transport to Preston and Longridge, convenient for M6 motorway network and a great community feel, the village is ideal for families and commuters alike. There are several shops in the village, a social club and a public house, two primary schools and a great playing field. If you want a larger town then close by is the market town of Longridge with further amenities, schools and medical professionals.

Accommodation

Ground Floor

Entrance Hall

External door. Staircase to the first floor. Radiator.

Study 10' 6" x 9' 10" (3.20m x 2.99m)

Window to the front aspect. Radiator.

Lounge 17' 0" x 14' 4" (5.18m x 4.37m)

Media wall. Electric fire. Radiator. Bifold doors to the rear garden.

Kitchen Diner 20' 8" x 19' 8" (6.29m x 5.99m)

Modern fitted wall and base units. Under counter sink with tap over. Integrated Neff appliances, including a double oven, combi oven and electric hob. Bifold doors to the rear garden. Windows to both side aspect. Radiator.

Utility Room 9' 2" x 5' 11" (2.79m x 1.80m)

Space for dryer, plumbed for washing machine. Sink and drainer with tap over. External door to the side aspect.

WC

Wash basin. WC. Radiator.

First Floor

First Floor Landing

Staircase. Radiator. Doors to bedrooms and family bathroom. Loft hatch.

Main Bedroom 14' 7" x 12' 10" (4.44m x 3.91m)

Window to the rear aspect. Radiator. Door to ensuite.

Ensuite

Shower enclosure with shower off the mains. WC. Wash basin. Fully tiled walls. Window to the side. Heated towel ladder.

Bedroom Two 15' 5" x 9' 8" (4.70m x 2.94m)

Window to the rear aspect. Radiator. Door to ensuite.

Ensuite Two

Shower enclosure with shower off the mains. Heated towel ladder. Tiled walls. Window to the side aspect.

Bedroom Three 10' 8" x 9' 10" (3.25m x 2.99m)

Window to the rear aspect. Radiator.

Bedroom Four 13' 5" x 7' 10" (4.09m x 2.39m)

Window to the front aspect. Radiator.

Bedroom Five 11' 3" x 7' 5" (3.43m x 2.26m)

Window to the front aspect. Radiator.

Family Bathroom

Four piece suite comprising of bath, shower, WC and wash basin. Heated towel ladder. Tiled walls. Window to the front aspect.

Exterior

Integrated Garage 19' 8" x 19' 8" (5.99m x 5.99m)

Double garage with two up and over doors. Boiler.

Rear Garden

Mainly laid to lawn with flagged patio area. Decorative borders with bushes and plants. Hot and cold outdoor tap. Land drains. Wired for lighting.

Front Garden

Lawned area. Drive way for two vehicles leading to the double garage. EV charger.

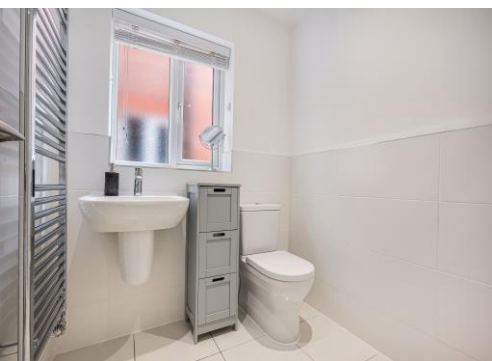
EPC rating B

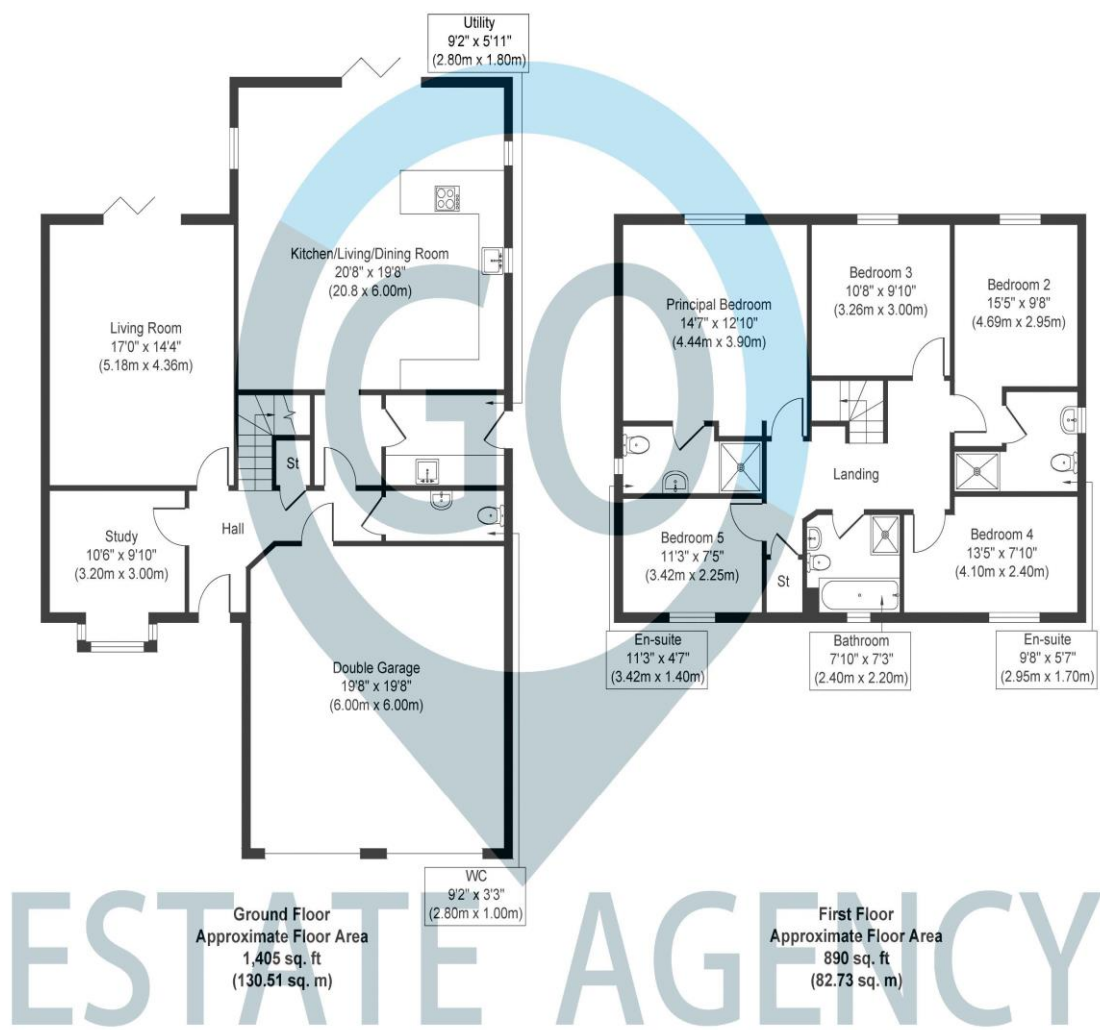
Property tenure Freehold

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 mis-statement. 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.

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		