



ESTATE AGENCY

5 Park Way Close
Grimsargh,
PR2 5DS

£350,000



Turn Key Home

Popular village location

4 generous bedrooms

Driveway parking

Private rear garden

Beautifully presented

Convenient for M6 commuters

Master dressing room with en-suite and wardrobe area

Detached garage



WOW, JUST WOW This superb detached home is sure to appeal to anyone looking for a home in the popular village of Grimsargh. The property has been lovingly enhanced by the current owners and briefly comprises to the ground floor of an entrance hall, WC, lounge, utility room and a wonderful open plan living / kitchen / dining area. To the first floor you will find a spacious master suite with a dressing area and large en-suite shower room. There are 3 further good sized bedrooms and a bathroom. Outside you will find ample driveway parking, a detached garage and gardens to front and rear. The village has a good community feel and has a public house, local shop along with further retail outlets. There is also a couple of primary schools and places of worship in the village along with a village hall and a social club. There is a large park with childrens play area and cricket pitch and plenty of walks locally, not forgetting Grimsargh Wetlands nature reserve. There is a regular bus to nearby Longridge where you will find further amenities and medical professionals. This bus also runs to Preston where there is a main line railway station.

Accommodation

Ground Floor

Hall

The welcoming hall has doors off to the ground floor rooms, an understairs store and stairs to the first floor.

WC

A modern cloakroom with 2 piece white suite, a double glazed window to the front and a ladder rack radiator.

Lounge 15' 5" x 9' 10" (4.70m x 2.99m)

A double glazed window to the front and a central heating radiator.

Kitchen/Diner/Living Area 20' 3" x 15' 5" (6.17m x 4.70m)

A wonderful room which is sure to be the hub of the home. Offering a modern fitted kitchen with a range of wall and base units with complementary worktops over housing a stainless steel one and a half bowl sink and drainer. Appliances include integrated fridge/freezer, double electric ovens and hob and a dishwasher. There is a media wall with a contemporary inset flame effect fire providing a cosy sitting area. There is a window and a pair of French doors opening to the rear garden. One radiator. There is tiled flooring and a door to the utility room.

Utility room 6' 0" x 5' 5" (1.83m x 1.65m)

The practical utility room has space for a washing machine a base unit with worktop over, stainless steel sink and drainer. There is a wall mounted unit housing the central heating boiler. Tiled floors and an outer door to the side aspect.

First Floor

Landing

There is a window on the stairs to the side and doors leading to the upstairs rooms. Store cupboard housing the water cylinder.

Master bedroom 14' 2" x 10' 6" (4.31m x 3.20m)

In the main bedroom of the house you will find built in wardrobes a double glazed window to the front and a central heating radiator. The room opens to the dressing area and en-suite beyond.

En-suite 7' 11" x 5' 8" (2.41m x 1.73m)

Passed the dressing area you will find a spacious en-suite with a large walk in shower, WC and wash hand basin. Tiled flooring and a central heated towel rail.

Bedroom 2 11' 0" x 10' 4" (3.35m x 3.15m)

A spacious double bedroom with double glazed window to the rear and central heating radiator.

Bedroom 3 9' 7" x 8' 8" (2.92m x 2.64m)

A double glazed window to the rear and a central heating radiator.

Bedroom 4 11' 11" x 9' 8" (3.63m x 2.94m)

A double glazed window to the front and a central heating radiator.

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

The house bathroom has a 3 piece suite in white. There is a bath with shower over, wc and wash hand basin. The floor is tiled, part tiled walls and a central heated towel rail.

Exterior

To the front of the property you will find a tarmac drive leading to the detached single garage. The garden area at the front is mainly laid to lawn with a flagged path and hedge. The path leads to the rear garden which is fence enclosed and has a range of shrubs, flagged patio seating area and lawn.

Detached Garage 19' 8" x 9' 10" (6m x 2.99m)

The detached garage has an up and over door. There is power in the garage.

EPC rating B

Property tenure Freehold

Council tax band D

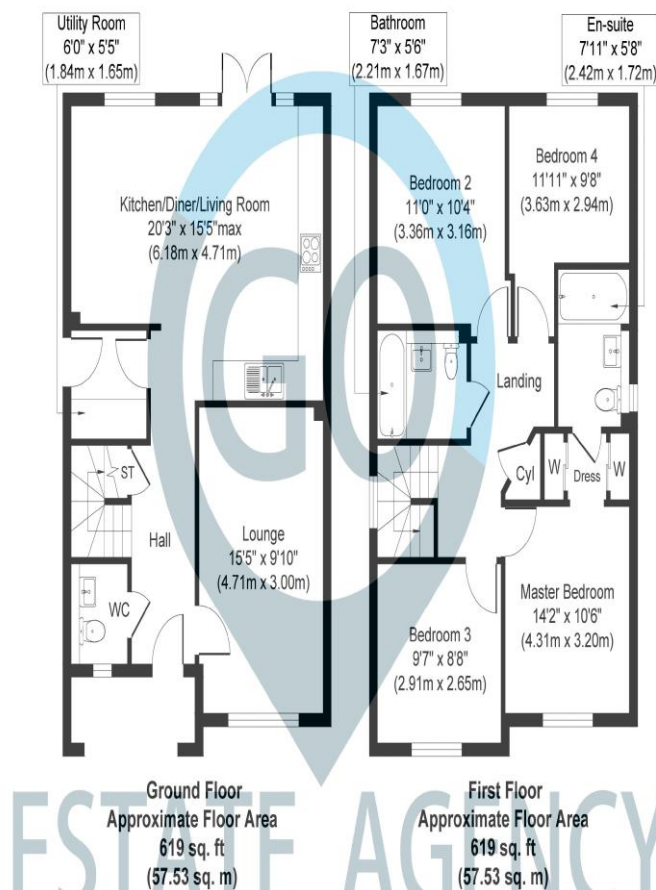
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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