



ESTATE AGENCY

18 Douglas Lane
Grimsargh,
PR2 5JF

£260,000



Detached property

Dining kitchen

Family bathroom and master ensuite

Garage

Three double bedrooms

Two reception rooms

Enclosed rear garden



The opportunity to purchase this delightful three bedroom detached property on the Redrow development in Grimsargh briefly comprising to the ground floor, an entrance hall with doors to the dining kitchen. lounge and cloaks. Off the kitchen is a well placed orangery with French style doors to the rear garden.

To the first floor you will find the three double bedrooms, master with ensuite, and the family bathroom.

Externally is the low maintenance garden to the rear and a front area with decorative stone. There is a garage behind the property that is accessed from the road. Local amenities include a public house, local shop and retail outlets. There are also a couple of primary schools and places of worship, along with a village hall and a social club. If that's not enough, there are lovely walks around the Grimsargh Wetlands nature reserve to enjoy. The village of Grimsargh has excellent transport links to Preston where you will find a National Rail link. A regular bus runs to the market town of Longridge and the motorway links are a a short drive away. One not to be missed. Call us now to make an appointment to view.

Services

The vendor informs us all off the mains.

Accommodation

Ground Floor

Hall

Entrance door. Stairs to first floor. Doors to Lounge, Kitchen diner and WC. Radiator

Lounge 17' 11" x 9' 3" (5.46m x 2.82m)

Two radiators. Window to the front and rear

Kitchen/Diner 17' 11" x 8' 6" (5.46m x 2.59m)

A range of wall and base units. Electric oven, gas hob with extractor over. Integrated microwave. Stainless steel sink with drainer. Granite work tops. Door to Orangery. Window to the front and rear aspect. Door to utility

Utility room 7' 7" x 5' 4" (2.31m x 1.62m)

External door. Boiler. Wall mounted units. Stainless steel sink with drainer. Plumbed for washer, space for dryer.

Orangery 10' 0" x 9' 5" (3.05m x 2.87m)

From the kitchen. Radiator. French style doors to the rear garden.

Cloaks

WC. Washbasin. Radiator. Window to rear.

First Floor

Landing

Loft hatch. Window to the front elevation. Stair to ground floor.

Bedroom One 14' 7" x 12' 0" (4.44m x 3.65m)

Window to the Front. Radiator. Door to ensuite.

En-suite 8' 8" x 3' 1" (2.64m x 0.94m)

Wash basin. Shower enclosure. WC. Window to the rear.

Bedroom Two 10' 6" x 9' 6" (3.20m x 2.89m)

Window to the rear. Radiator.

Bedroom Three 9' 6" x 7' 3" (2.89m x 2.21m)

Window to the front. Radiator.

Bathroom 8' 6" x 6' 10" (2.59m x 2.08m)

WC. Washbasin. Bath with shower attachment. Part tiled walls. Vinyl floor covering. Window to the rear. Radiator.

Externally

Front garden

Decorative stones

Rear Garden

Low maintenance enclosed space with flagged patio arear, decking and decorative stones. To the side is a bin storage area.

Garage

EPC rating to follow

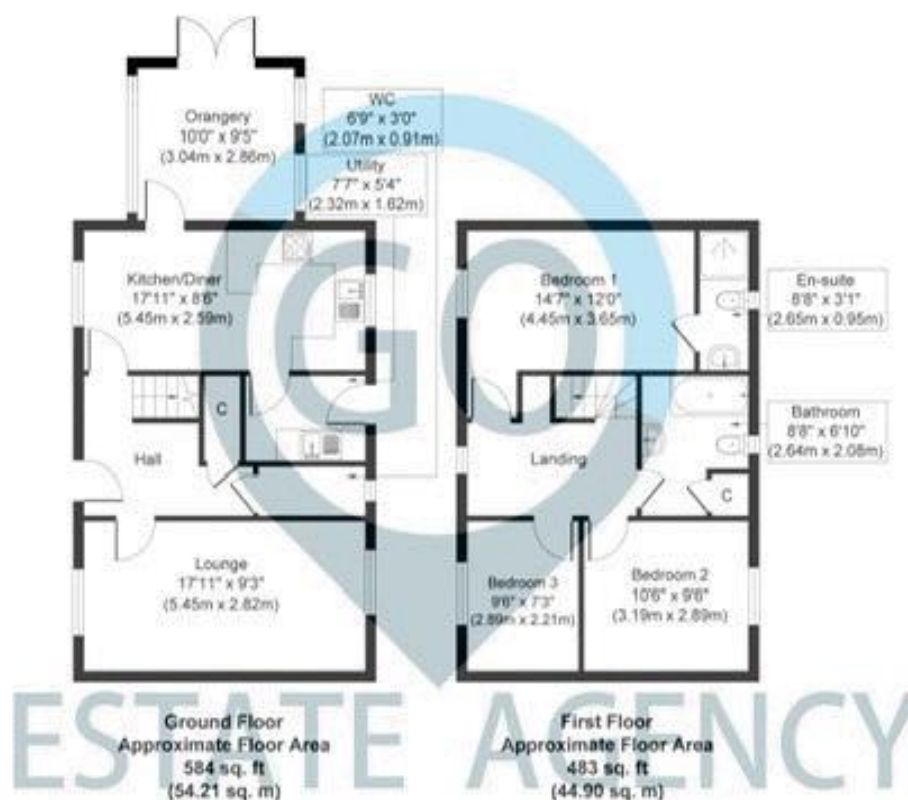
Property tenure Freehold

Council tax band D

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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