



ESTATE AGENCY

1 Jeffrey Hill Close
Grimsargh,
PR2 5BS

£325,000



Well established residential area

Popular village location

Convenient for M6 commuters

Ideal family home

Improved by current owners

Ensuite to main bedroom

Double Drive parking

Well maintained garden



If you are looking for a family home in a popular village location then this is the one for you. The property has been enhanced by the current owners and briefly offers four good sized bedrooms, an ensuite and a house bathroom, two receptions rooms and a modern kitchen. We are sure you will agree, the internal accommodation does not disappoint. Outside you will find a drive way with parking for two vehicles, an integral garage and a lovely fence enclosed garden to the rear with lawn and a patio and decked seating area. Ideally placed for those that need to be close to the M6 for their commute with the benefit of a charming village on the doorstep. Grimsargh has a vibrant community and offers a primary school and a church, local shops and salons along with a good local pub and club. There is a village hall with lots going on including a monthly farmers market and regular events. For those wanting further amenities the town of Longridge and city of Preston are both within easy reach and have a regular bus route with a bus stop close by on Preston Road. For further information or to book your viewing please call the office.

Accommodation

Ground Floor

Hall

WC

Window to the front elevation. Chrome heated towel ladder. WC. Wash basin within a vanity unit.

Dining Room 8' 10" x 10' 11" (2.7m x 3.32m)

Window to the front elevation. Radiator.

Lounge 11' 5" x 16' 5" (3.48m x 5.01m)

External door and windows to the rear. Radiator.

Kitchen 17' 11" x 8' 10" (5.46m x 2.7m)

A range of wall and base units with a breakfast bar area. Black resin sink with drainer and tap over. Electric oven and electric hob with extractor over. Integrated microwave and dishwasher. Plumbed for washer, space for dryer. Window to the rear. External door to the side.

First Floor

First Floor Landing

Loft hatch giving access to a boarded loft area with power. Storage cupboard. Radiator. Window to the front elevation.

Bedroom One 11' 7" x 10' 8" (3.52m x 3.25m)

Window to the rear elevation. Radiator. Built in storage cupboard. Door to ensuite.

Ensuite 8' 11" x 5' 3" (2.73m x 1.59m)

Window to the side elevation. Shower. Wash basin. WC. Chrome heated towel ladder,

Bedroom Two 12' 7" x 11' 0" (3.84m x 3.35m)

Window to the rear. Radiator. Built in storage cupboard.

Bedroom Three 10' 10" x 9' 7" (3.31m x 2.91m)

Radiator. Window to the front elevation.

Bedroom Four 11' 8" x 8' 4" (3.55m x 2.54m)

Window to the front elevation. Radiator.

Bathroom 9' 6" x 6' 6" (2.89m x 1.99m)

Window to the side. Bath with shower over. WC. Vanity unit housing wash basin.

Externally

Garage

Single garage with light and power. Up and over door.

Rear Garden

Laid with lawn with a flagged patio and decked area. Wooden shed. Enclosed.

Front garden

Driveway for two vehicles. Lawned area.

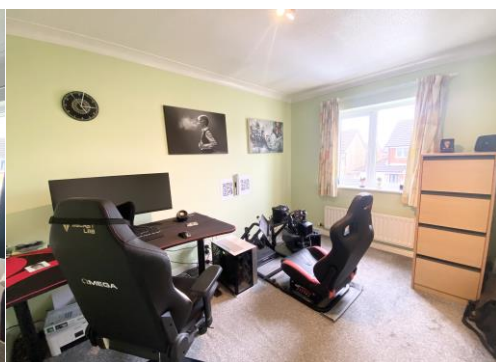
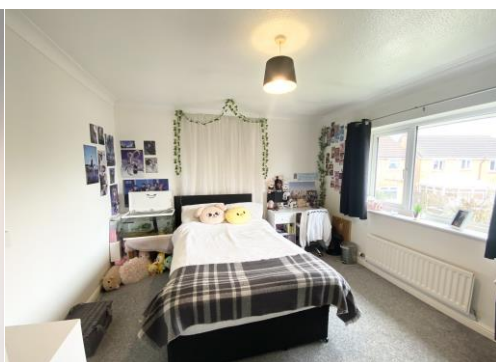
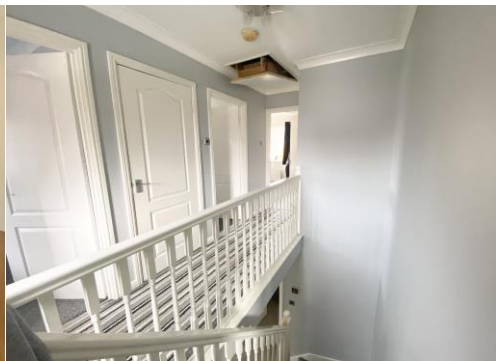
EPC rating to follow

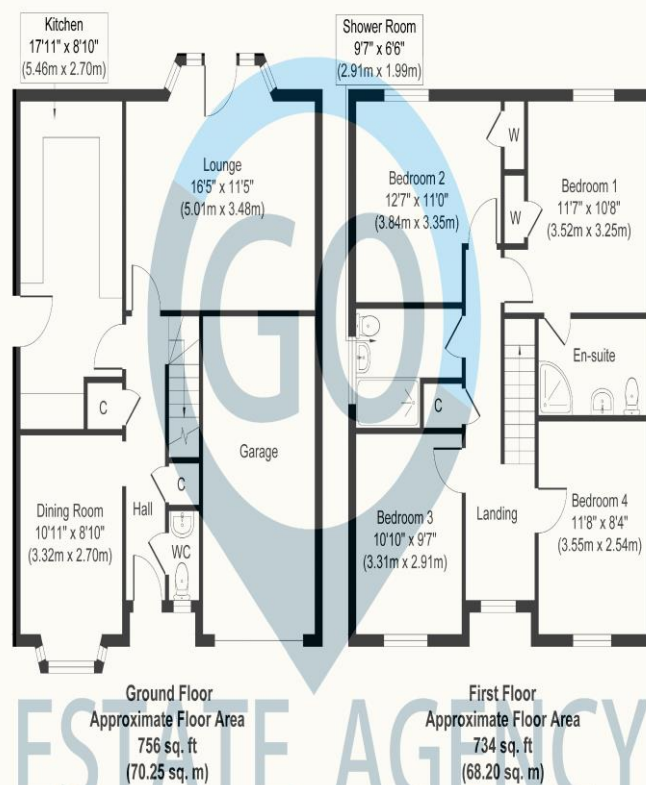
Property tenure Freehold

Council tax band E

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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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