



**ESTATE AGENCY**

**1 Jeffrey Hill Close**  
Grimsargh,  
PR2 5BS

**£315,000**



**Well established residential area**

**Convenient for M6 commuters**

**Improved by current owners**

**Double Drive parking**

**Well maintained garden**

**Popular village location**

**Ideal family home**

**Ensuite to main bedroom**



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

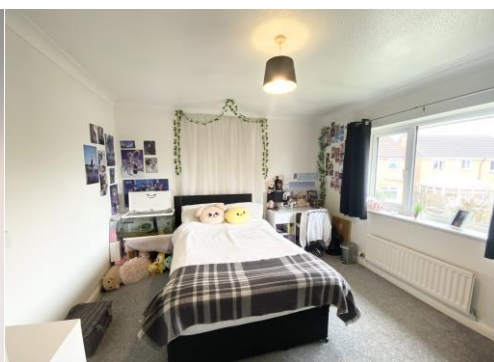
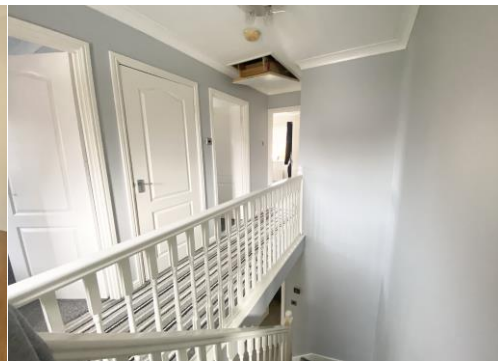
Property tenure Freehold

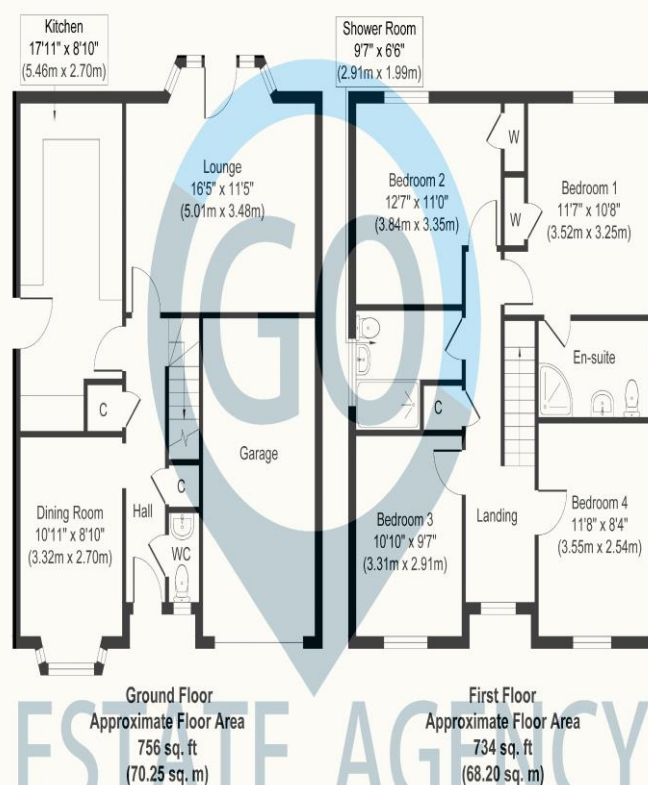
Council tax band E

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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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