



ESTATE AGENCY

5 Carbis Avenue
Grimsargh,
PR2 5LU

£220,000



Three bedrooms

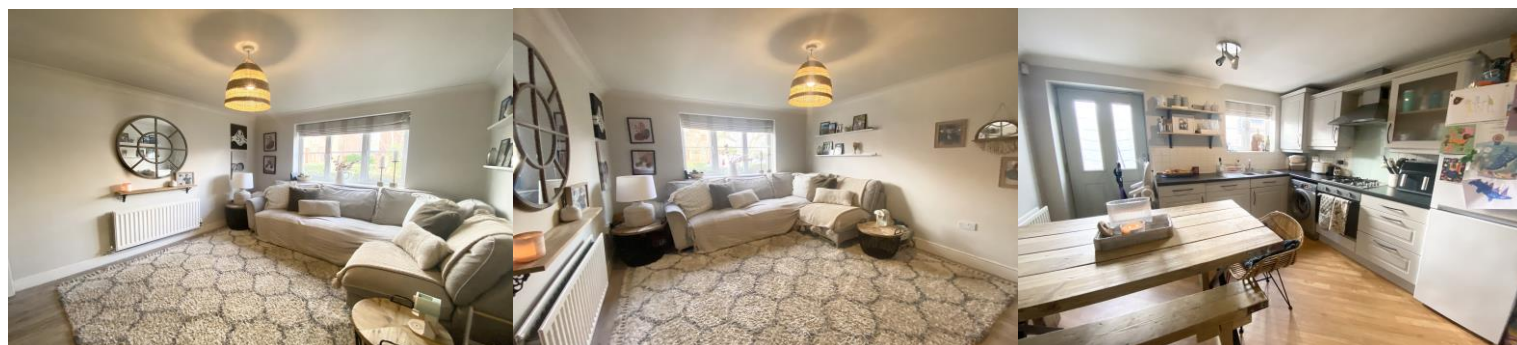
Ground floor WC

Enclosed rear garden

Dining kitchen and Lounge

Garage plus off road parking

Popular estate



A well presented three bedroom property on a popular estate in Grimsargh. Briefly comprising to the ground floor, a lounge, kitchen diner and WC. To the first floor are three bedrooms, master with ensuite and a family bathroom. Externally there is an lawned rear garden with patio to the side a driveway leading to a single detached garage. The village of Grimsargh lies between Preston City and the town of Longridge. Grimsargh has a range of shops, a village hall, a social club and a pub. There is a large playing field with cricket pitch and playground. Those looking to commute the M6 is close by. A regular bus service runs in to the city of Preston where you will find a National Rail link.

Services

All off the mains

Accommodation

Ground Floor

Hall

External door to side, staircase, radiator. Stairs to the first floor.

WC

Two piece suite in white comprising a WC and wash hand basin. There is a central heating radiator.

Lounge

The spacious lounge has a double glazed window to the front and a central heating radiator.

Kitchen / Diner

The dining kitchen has a range of modern wall and base units with complementing worktops over. There is a one and a half bowl sink and drainer unit with mixer tap over. Appliances include an electric oven, gas hob with extractor hood over and dishwasher. There is plumbing for a washing machine and space for an upright fridge freezer. There is a central heating radiator, double glazed window to the rear and a door leading to the garden.

First Floor

First Floor Landing

The landing has a storage cupboard and a hatch to the loft. The loft has been boarded and there is a light.

Bedroom one

The main bedroom of the house is a good size and has a double glazed window to the front and a central heating radiator.

En-suite

The en-suite comprises a 3 piece suite in white and includes a shower cubicle, WC and wash hand basin. The walls are part tiled and painted. There is a central heating radiator and a velux window.

Bedroom two

Double glazed window to the rear and a central heating radiator.

Bedroom three

Double glazed window to the rear and a central heating radiator.

Bathroom

The bathroom comprises a three piece suite in white and includes a bath with shower over, a WC and wash hand basin. The floor is tiled and the walls are part tiled and painted. There is a radiator and extractor fan.

Externally

Rear Garden

To the rear of the property you will find a wall and fence enclosed garden. There is a patio area for seating, a lawned area and flower beds. There is an access gate to the drive and a door into the kitchen.

Garage

To the side of the property you will find a tarmac driveway leading to a detached single garage with an up and over door.

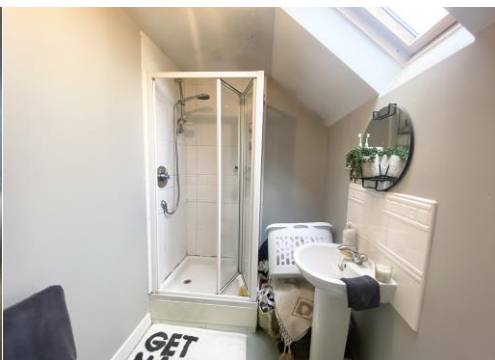
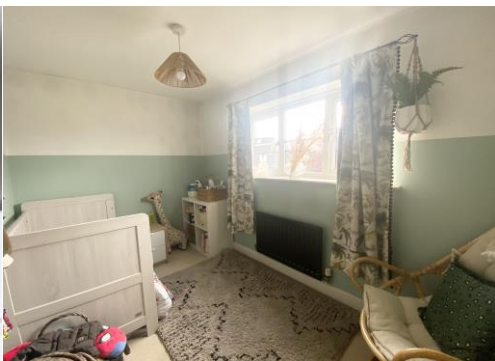
EPC rating C

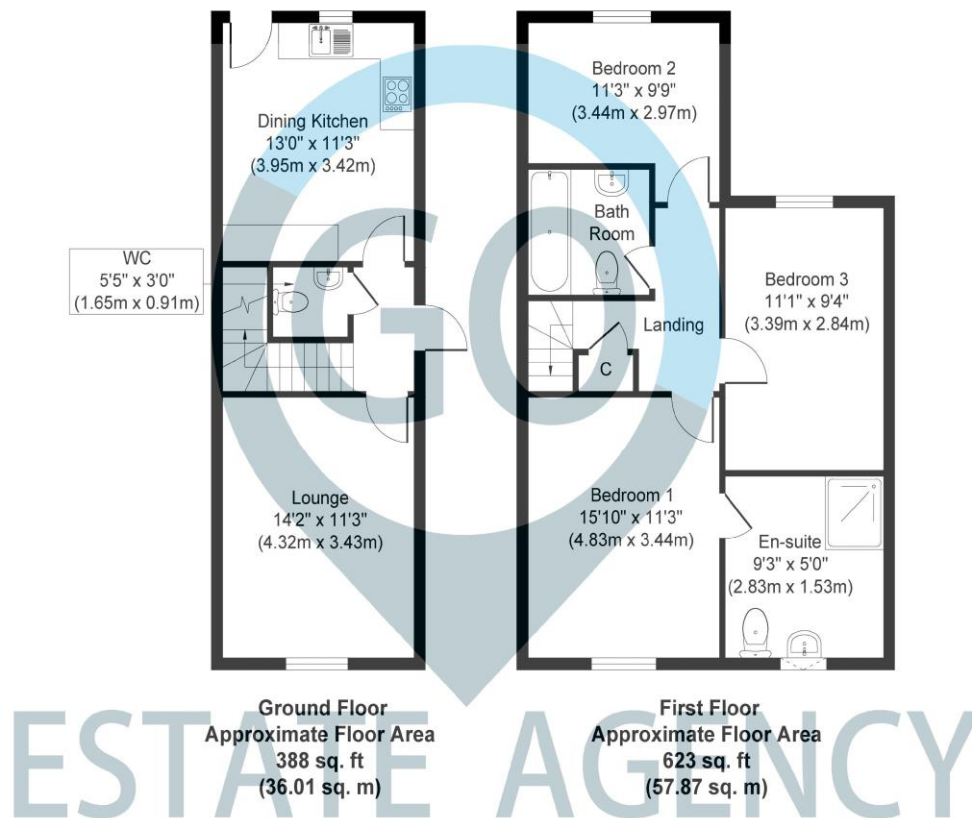
Property tenure Freehold

Council tax band C

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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