



2 Elston Green, Grimsargh, Preston, PR2 5LR

Price: £415,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		

- Gas central heating
- Double glazing
- Large living room
- High standard integrated kitchen
- Four double bedrooms
- Attractive 4 piece bathroom
- Large gardens to front, side and rear
- Drive for several cars and large garage

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FULL DESCRIPTION

This unique and superbly located four double bedroom detached house is located in the Hamlet of Elston Green, situated among the country lanes with fantastic country walks yet nearby to local amenities. The home offers large lawn and decked gardens to the front, side and rear with a log store and garden shed. To the other side is a driveway for multiple cars and a large garage for two small cars or a large car and workshop area. Internal the home offers contemporary open plan living with a large living room with a log burner, kitchen with center island unit, ground floor WC and two double bedrooms. To the first floor are a further two double bedrooms with the master offering a walk in wardrobe and family four piece bathroom. Be very quick to view this highly sought after and beautifully located home!

ENTRANCE HALL

Double glazed door and window. Central heating radiator. Laminate floor. Built in under stairs store cupboard.

LOUNGE/DINING ROOM

Log burner. Laminate floor. Two large double glazed windows. Central heating radiator.

DOWNSTAIRS WC

WC. Pedestal hand basin. Double glazed window.

KITCHEN

Open plan to living/dining room. Center island unit. Fitted wall and base units. Stainless steel sink unit and mixer tap. Double glazed door and window. Central heating radiator. Laminate floor. Integrated double oven, hob and extractor hood.

BEDROOM 1

Ground floor. Central heating radiator. Double glazed window.

BEDROOM 2

Ground floor. Double glazed window. Central heating radiator.

BEDROOM 3

First floor. Double glazed window. Central heating radiator.

BEDROOM 4

First floor. Double glazed window. Central heating radiator. Walk in wardrobe.

FOUR PIECE BATHROOM

Bath. WC. Shower cubicle. Vanity hand basin. Double glazed window. Part tiled. Feature central heating radiator.

STAIRS AND LANDING

Built in storage cupboard.

GARDENS

Large lawn with hedgerow to front, driveway for several cars to the side, large decking area to the side and a large lawn to the rear with patio, planted areas, log store and garden shed.

GARAGE

Large tandem garage for two small cars or a large car and workshop area. Power and lighting. Up and over door.



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TENURE

The property is **Freehold**

COUNCIL TAX

Band "D"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

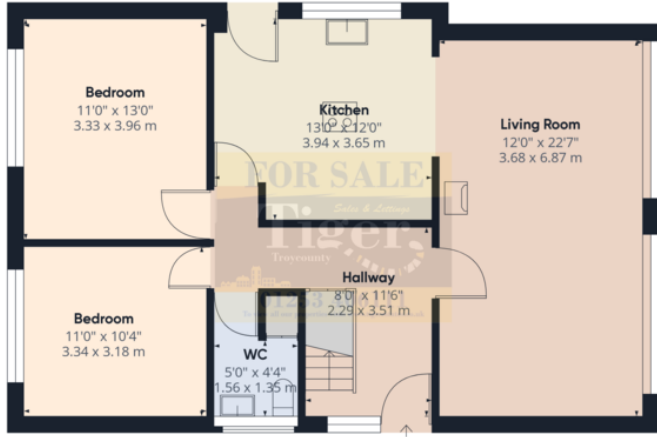
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09/07/2024



2 Elston Green, Grimsargh, Preston



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1293.39 ft²
 120.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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