



Roshaw

Grimsargh | Preston | PR2 5RH

Roshaw





*Welcome
Home*

— ” —

Nestled within a quiet
cul-de-sac in the sought-
after village of
Grimsargh, 3 Roshaw
presents a rare
opportunity to acquire a
spacious and beautifully
maintained four-bedroom
home.

Combining a peaceful
village lifestyle with
modern comfort and
connectivity, this is a
home that truly offers the
best of both worlds.

Take A Seat

The ground floor features a contemporary kitchen that opens into a comfortable and inviting living area—ideal for family life and everyday relaxation. This level also offers two well-proportioned bedrooms and a modern bathroom. One of the bedrooms is currently utilised as a home office, providing a flexible space to suit a variety of needs.

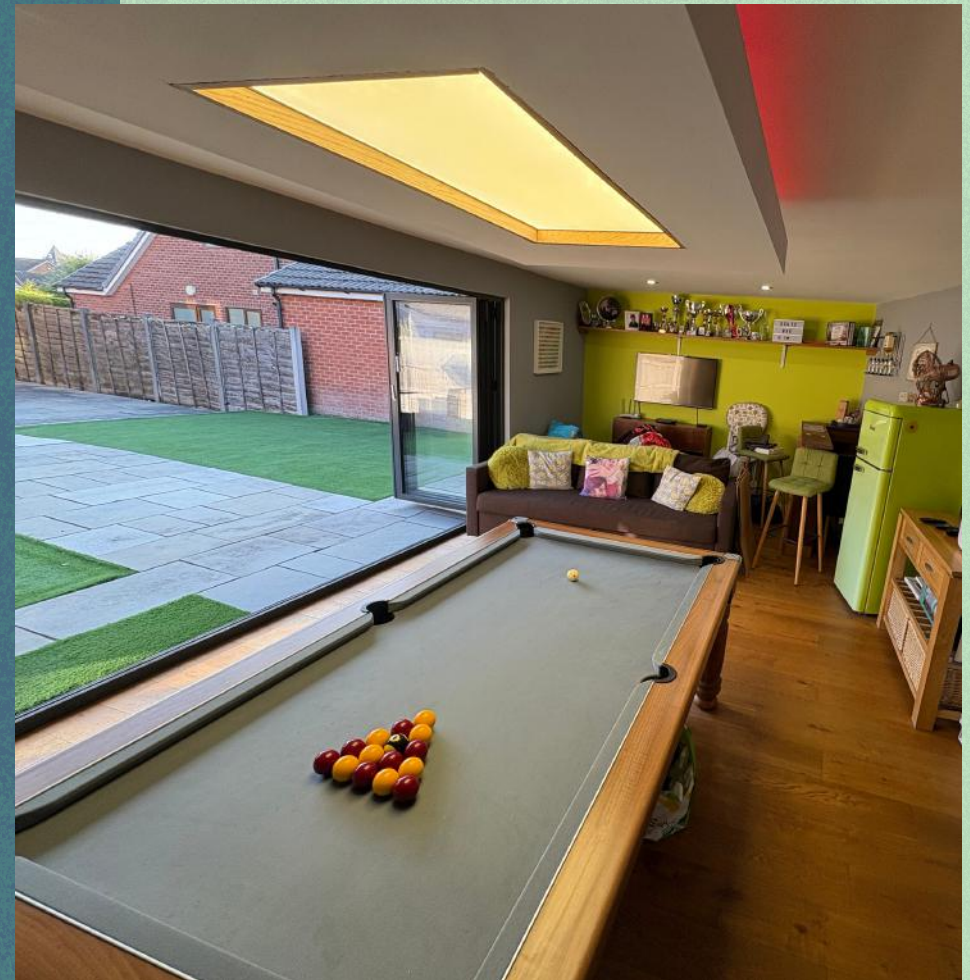




Tranquillity

Social Spaces

At the foot of the garden sits a substantial and fully equipped summer house, offering exceptional versatility. Currently fitted with a pool table and bar, it's the perfect space for entertaining. Fully powered with electricity and insulated for year-round use, this impressive outbuilding could also be adapted into annexed accommodation (subject to any necessary permissions), making it a valuable and flexible addition to the property.





And So To Bed

Upstairs, the property offers two generous double bedrooms, one of which benefits from an en-suite bathroom.

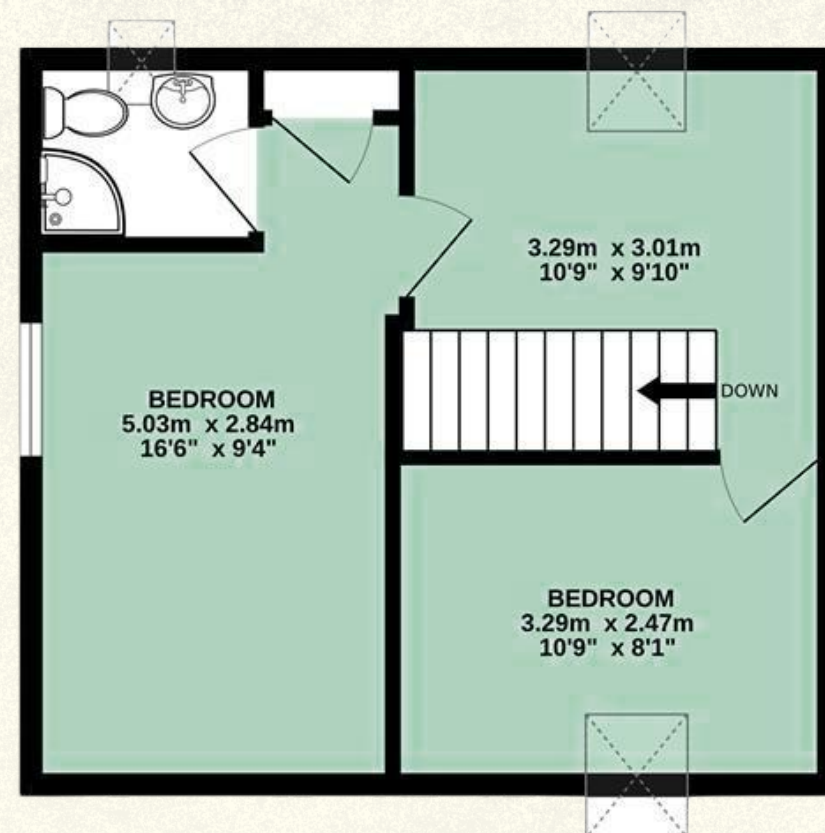
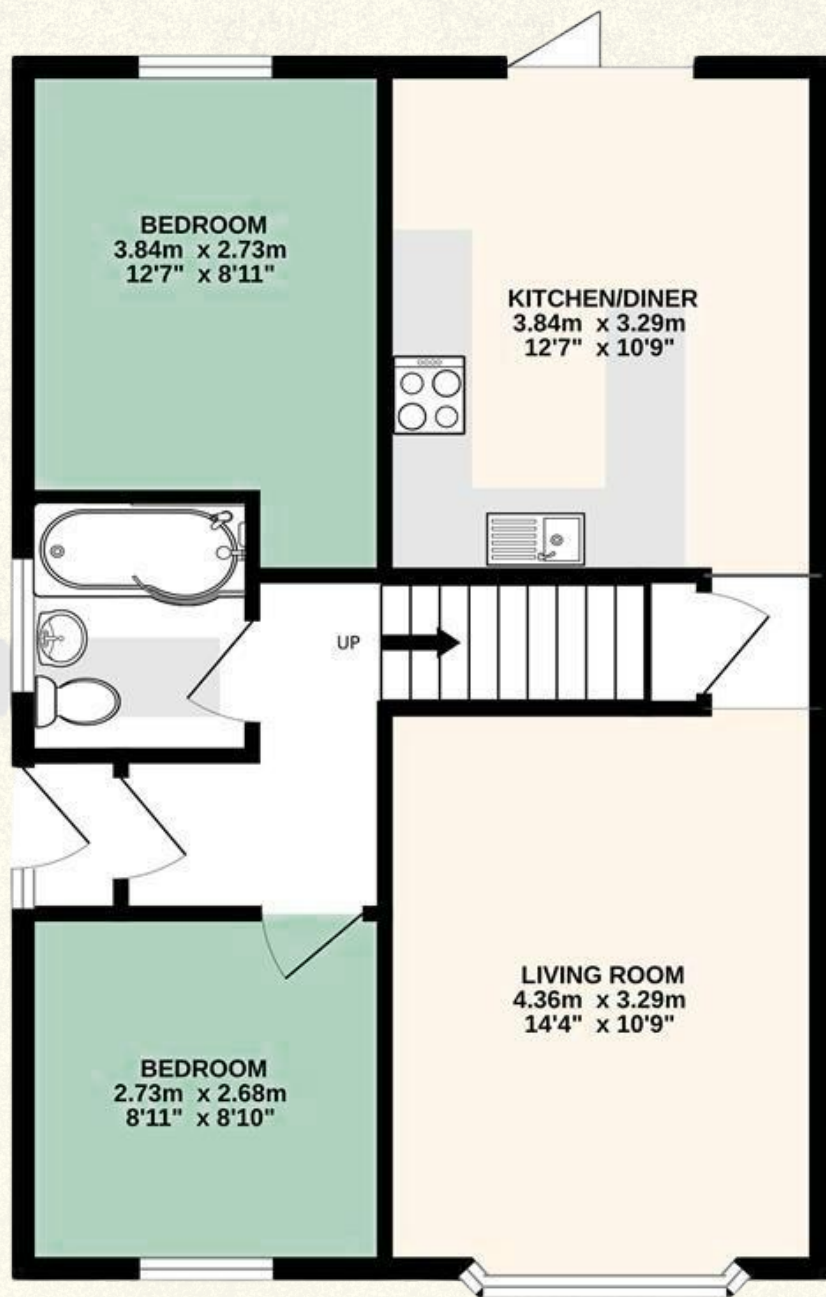
Both rooms enjoy an abundance of natural light thanks to well-placed roof windows, creating a bright and airy feel throughout.

Grimsargh

Grimsargh is a thriving and well-regarded village, offering a strong sense of community along with excellent local amenities and reputable schools.

The area benefits from superb transport links, providing easy access to Preston, the M6 motorway, and the wider North West—making it especially attractive to commuters.





TOTAL FLOOR AREA : 87.8 sq.m. (945 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.

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