



21 Yew Tree Avenue

Grimsargh, Preston, PR2 5LA

£274,950



Welcome to this charming three-bedroom home, nestled on the desirable Yew Tree Avenue in the lovely village of Grimsargh. This delightful residence offers bundles of potential to any buyer wanting to add value and put their own stamp on a property. As you enter the property you come into a lovely entrance hall moving through to a spacious living room, kitchen, downstairs shower room, downstairs bedroom and dining room which opens up onto a spacious private rear garden. Up the stairs are two more well proportioned bedrooms. Viewing is essential to fully appreciate all this lovely property has to offer. Council tax band D. EPC Rating D.





GROUND FLOOR

Entrance Hall

uPVC double glazed door and window, meter cupboard, radiator, access into living room, kitchen, dining room, shower room, downstairs WC and bedroom, under stairs storage.

Living room

15'3" x 11'11" (4.656 x 3.653)

uPVC double glazed window to the front, radiator, electric fire.

Kitchen

11'2" x 7'2" (3.410 x 2.187)

Wall and base units, laminate flooring, electric hob, oven, stainless steel sink with drainer, tiled splashback, wall mounted boiler, space for washing machine, integrated fridge, uPVC double glazed window and door to the rear.

Rear Porch

uPVC double glazed window and door, tiled floor.

Bedroom 3

9'2" x 7'11" (2.809 x 2.431)

uPVC double glazed window to the front, radiator.

Shower Room

5'8" x 5'4" (1.731 x 1.626)

Shower, basin with pedestal, tiled walls, uPVC double glazed window, chrome towel radiator.

WC

WC, tiled walls, uPVC double glazed window.

Dining room

10'8" x 9'11" (3.262 x 3.034)

uPVC double glazed sliding door to the rear, radiator, uPVC double glazed window to the side, stairs to the first floor.

FIRST FLOOR

Landing

Access into two bedrooms, storage cupboard.

Bedroom 1

15'3" x 12'6" (4.660 x 3.811)

uPVC double glazed window to the front, radiator, range of fitted furniture.

Bedroom 2

11'5" x 10'3" (3.505 x 3.125)

uPVC double glazed window to the rear, radiator, fitted storage, loft access.

EXTERNALLY

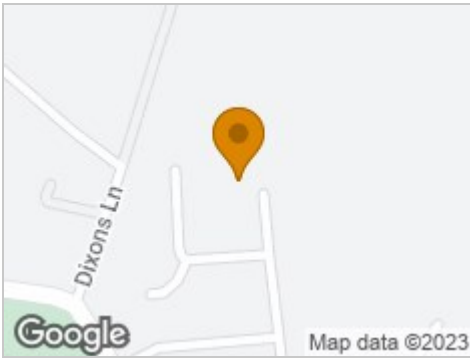
Driveway providing off-road parking, slate chippings to the front, detached garage with up and over door, flat patio areas to the rear.

Property Misdescriptions Act

Although these particulars are thought to be materially correct, they are for guidance only and do not constitute any part of an offer or contract. A wide angle camera has been used in these photos and intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



Road Map



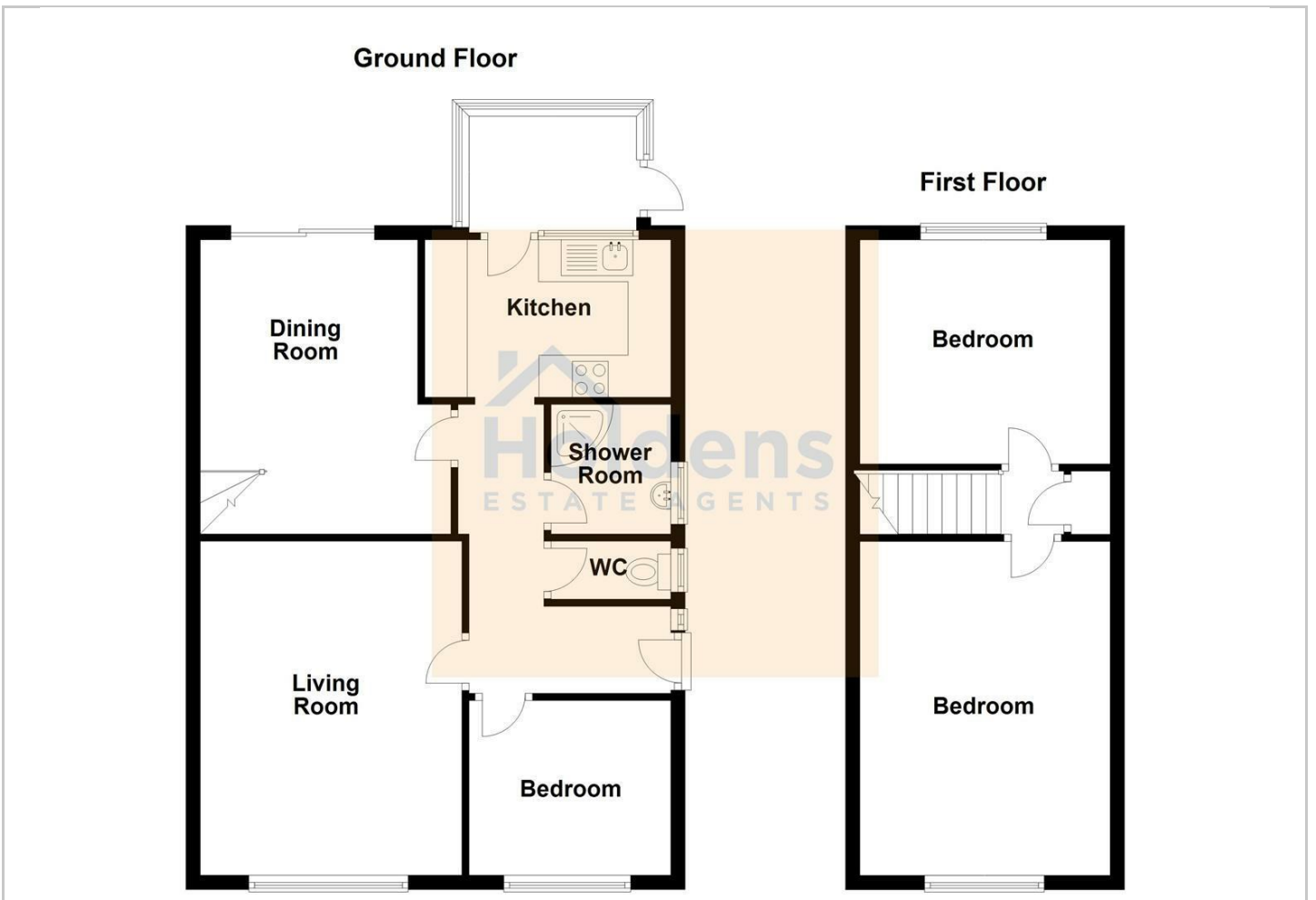
Hybrid Map



Terrain Map



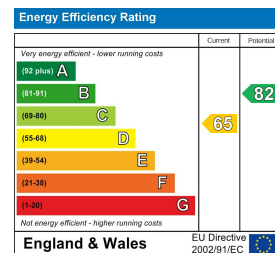
Floor Plan



Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.