



96 Preston Road

Grimsargh, Preston, PR2 5JQ

Offers Over £215,000



This traditional semi-detached property positioned in the popular village of Grimsargh offers family accommodation comprising of: Entrance vestibule, entrance hallway, living room, dining room, kitchen. To the first floor there are three bedrooms and family bathroom. The property retains some original features including stained glass door, fireplaces, picture rails. Gas central heating, double glazed. Garden frontage and off road parking are a bonus plus good size patio and lawn to rear. Freehold. Council tax band C.





GROUND FLOOR

Entrance Vestibule

uPVC double glazed front door and window, meter cupboard, stained glass and windows into entrance hallway.

Entrance Hallway

Access into living room, dining room and kitchen, radiator, stairs to first floor.

Living Room

12'7" x 12'11" widest (3.84m x 3.94m widest)

uPVC double glazed bay window to front, log burner with stone flagged hearth, radiator.

Dining Room

13'6" x 12'6" (4.120m x 3.831m)

Cast-iron feature fireplace with feature tiling, fitted storage, laminate floor, radiator, uPVC double glazed sliding door to rear.

Kitchen

10'1" x 6'5" (3.082m x 1.977m)

Wooden base units, space for cooker, space for dishwasher, composite sink with drainer, tiled, splashback, extractor, uPVC double glazed window and door to side, tiled floor, understairs storage.

FIRST FLOOR

Landing

Access to three bedrooms and bathroom, radiator, loft access, uPVC double glazed window to side.

Bedroom 1

13'1" x 12'6" widest (3.996m x 3.828m widest)

Cast-iron feature fireplace, fitted storage, radiator, uPVC double glazed window to front.

Bedroom 2

13'7" x 10'11" (4.148m x 3.338m)

Fitted storage, radiator, uPVC double glazed window to rear.

Bedroom 3

7'6" x 6'5" (2.291m x 1.961m)

uPVC double glazed window to front, radiator.

Bathroom

8'2" x 5'7" (2.493m x 1.724m)

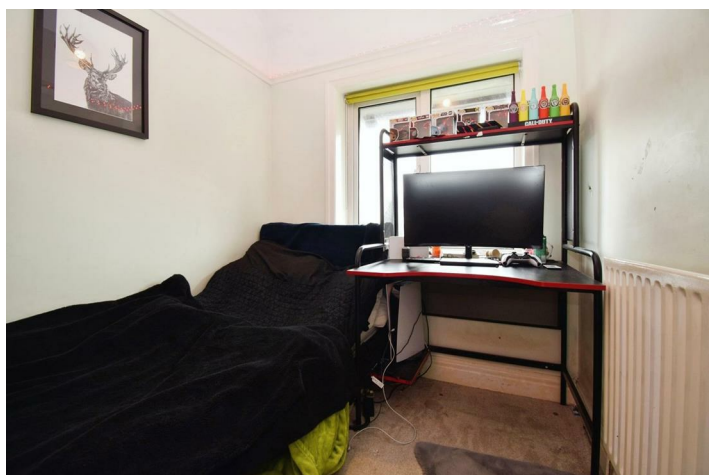
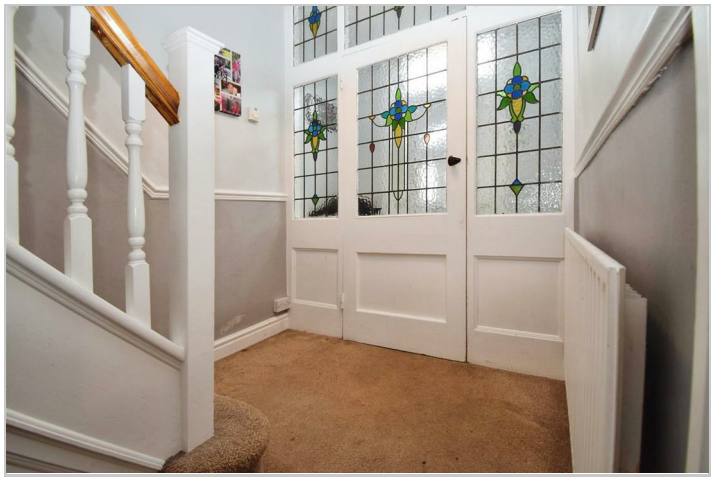
Bath with overhead shower, basin with pedestal, WC, uPVC double glazed window to rear and side, towel radiator, tiling to walls, downlights.

EXTERNALLY

Driveway providing off-road parking, lawn to front, gated access to side, Indian stone flagged patio and lawn to 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



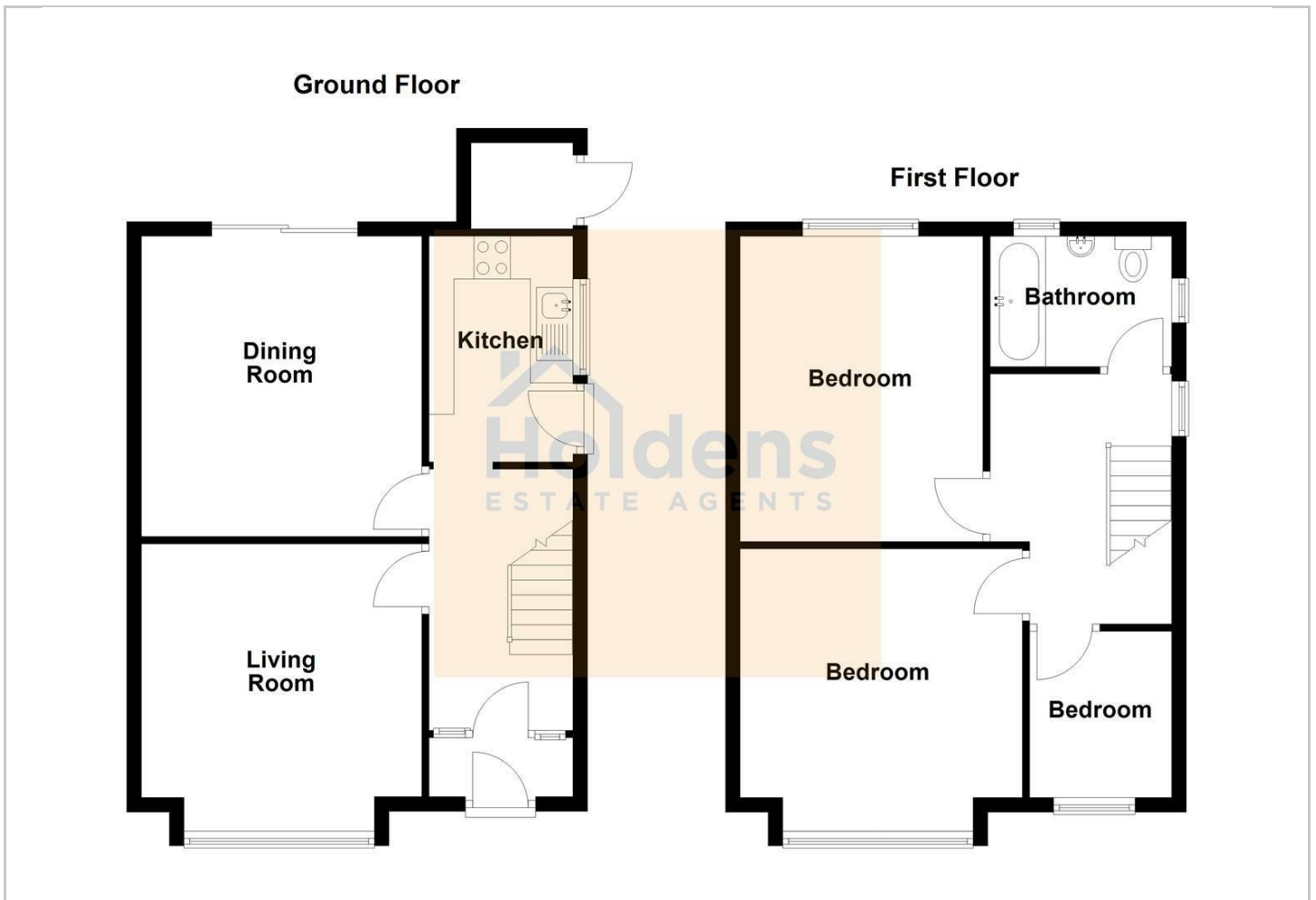
Hybrid Map



Terrain Map



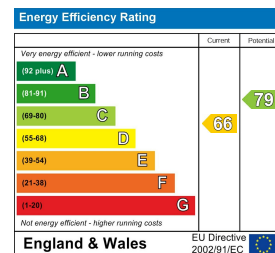
Floor Plan



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.

66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk