



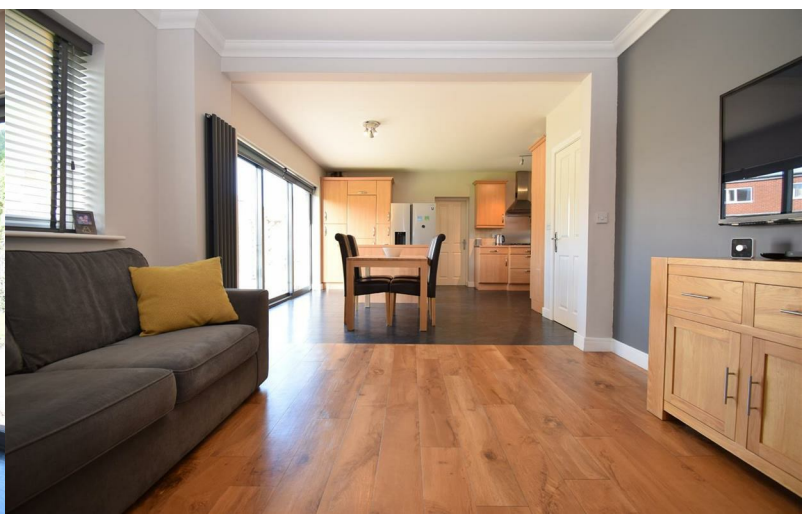
46 Carbis Avenue

Grimsargh, Preston, PR2 5LU

£495,000



Holdens are pleased to bring to the market this detached, executive family home in the popular village of Grimsargh. The location is handy for motorway access along with local pubs, restaurants, country walks and village school. The accommodation comprises of: entrance vestibule, entrance hallway, open plan living/ kitchen/dining room plus separate living room, dining room/office, utility, ground floor shower room. Five bedrooms, two en-suites, family bathroom. The property is very well maintained and presented by the current owners. Outside there is driveway parking which leads to the attached double garage, to the rear there is a generous size garden with lawn and patio areas great for entertaining or children playing out. Freehold. Council Tax Band F.





GROUND FLOOR

Entrance Vestibule

Composite front door, uPVC double glazed window to side, Karndeane flooring, two storage cupboards, glass panel door into entrance hallway.

Entrance Hallway

Access into kitchen/dining/living room, separate living room, dining room and downstairs, WC, radiator, Karndeane, stairs to first floor.

Living kitchen/dining room

19'4" x 27'4" (widest) (5.908m x 8.341m (widest))

Wall and base units, four ring gas hob, double oven and grill, stainless steel one and a half bowl sink with drainer, extractor, tiled, splashback, fitted dishwasher, uPVC double glazed window to front and rear, two tall radiators, uPVC double glazed sliding doors to rear, Island, door into dining room and utility.

Utility

13'11" x 7'7" (4.248m x 2.336m)

Wall and base units, space for washing machine, stainless steel one and a half bowl sink with drainer, tiled splashback, flooring, radiator, uPVC double glazed window and French doors, access into shower room and double garage.

Shower room

8'7" x 5'1" (2.623m x 1.560m)

Shower, basin with pedestal, WC, chrome towel radiator, tiled floor, tiling to walls, uPVC double glazed window.

Living Room

19'9" x 15'11" (6.038m x 4.860m)

Living flame gas fire, uPVC double glazed window to front and side, two radiators.

Downstairs WC

8'0" x 4'8" (2.448m x 1.443m)

uPVC double glazed window to side, radiator, WC, basin, Karndeane flooring.

Dining Room/office

14'1" x 10'7" (4.317m x 3.238m)

uPVC double glazed window to rear, radiator.

FIRST FLOOR

Landing

Access into five bedrooms and family bathroom, radiator, uPVC double glazed window to front, loft access, airing cupboard with hot water tank.

Bedroom 1

13'3" x 15'11" (4.063m x 4.858m)

Fitted wardrobes, uPVC double glazed window to front, radiator, Walk-in wardrobe and ensuite.

Walk-in Wardrobe

5'5" x 6'5" (1.672m x 1.980m)

Fitted wardrobes, uPVC double glazed window, radiator.

En-Suite

8'4" x 6'2" (2.550m x 1.881m)

Shower, WC, basin with vanity, uPVC double glazed window to side, chrome radiator, tiled walls, Karndeane flooring.

Bedroom 2

12'9" x 11'11" (3.887m x 3.656m)

Fitted wardrobes, uPVC double glazed window to rear, radiator, ensuite.

En-Suite

Shower, basin with pedestal, WC, tiling to wall, radiator, uPVC double glazed window to rear.

Bedroom 3

12'0" x 11'1" (3.659m x 3.399m)

uPVC double glazed windows to rear, radiator, laminate floor.

Bedroom 4

9'7" x 10'7" (2.9225m x 3.227m)

uPVC double glazed window to rear, radiator.

Bedroom 5

9'6" x 7'3" (2.8995m x 2.226m)

uPVC double glazed window to front, radiator.

Bathroom

7'8" x 6'3" (2.345m x 1.906m)

Bath, WC, basin with pedestal, tiling to wall, towel radiator, uPVC double glazed window to side, karndeane flooring.

EXTERNALLY

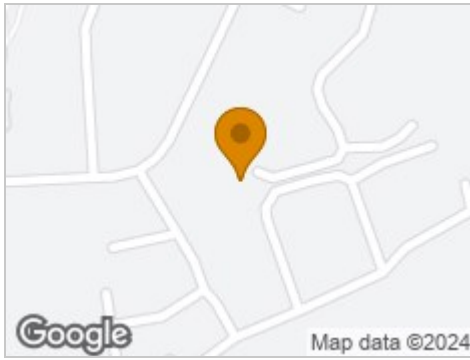
Driveway providing off-road parking, attached double garage with power, lighting and EV charging point, Indian stone flags, patio and lawn to rear, garden area to side of property.

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



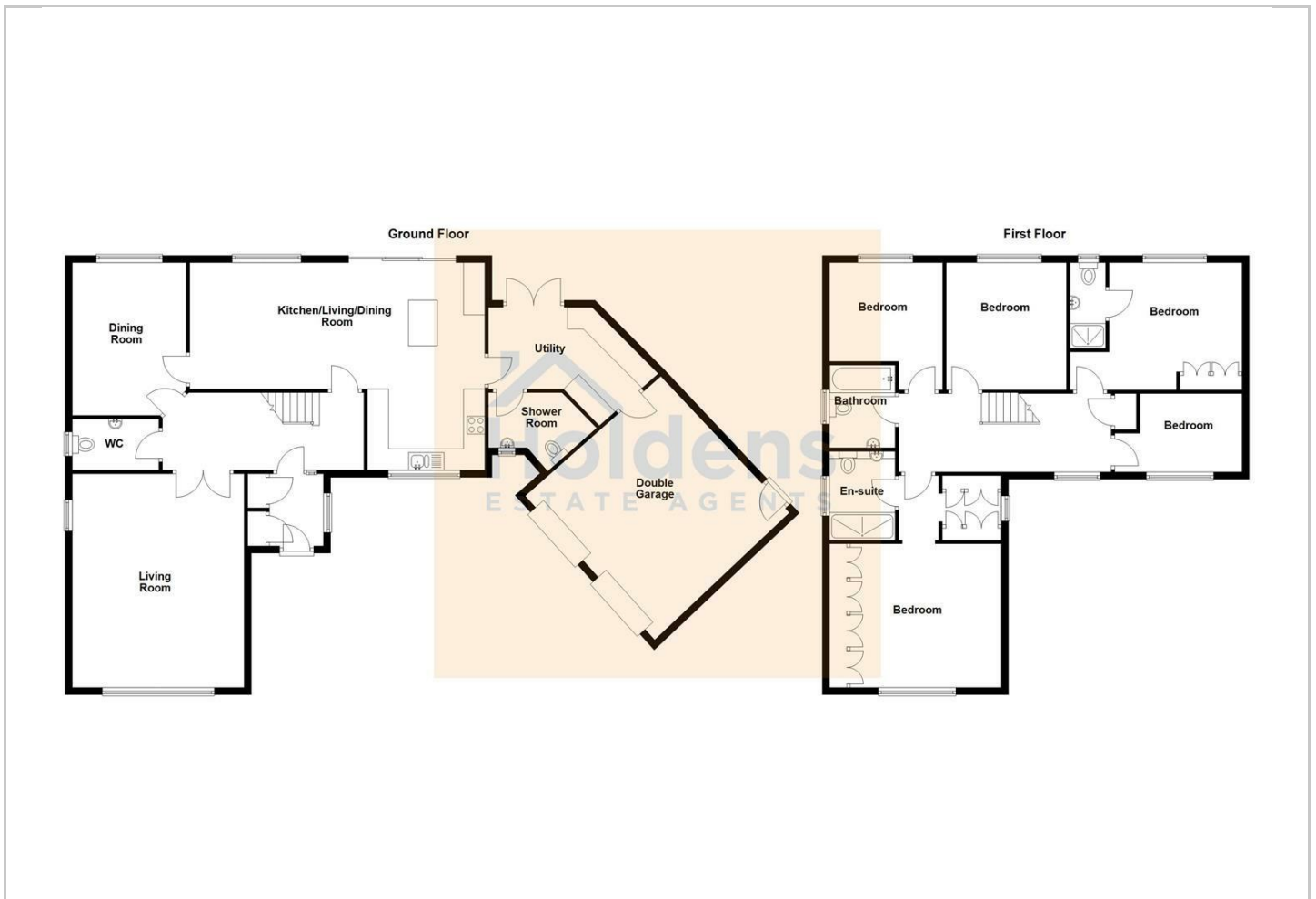
Hybrid Map



Terrain Map



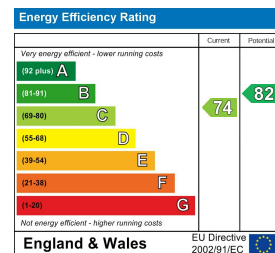
Floor Plan



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

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