



## 10 Carbis Avenue

, Grimsargh, PR2 5LU



**£169,950**

Located in the heart of Grimsargh is this lovely end terrace home. Close to all local amenities, shops, the park, local public house/restaurant, good schools and major transport links this would make an ideal home for a wide range of different buyers. The house comprises of an entrance hallway, downstairs wc, living room, kitchen/diner, up the stairs there are three bedrooms and a family bathroom. To the rear of the property there is a generous sized yard and to the front there is off road parking for one vehicle. Viewing is essential to fully appreciate all this lovely property has to offer. Council tax band B. EPC Rating C.





## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door, radiator, Vinyl flooring, door to WC, door to living room, stairs to first floor.

### WC

4'11" x 2'11" (1.500m x 0.912m)

uPVC double glazed window to front, WC, radiator, Vinyl flooring, corner wall mounted sink.

### Living Room

16'8" x 10'5" (5.090m x 3.190m)

uPVC double glazed windows to front, Vinyl flooring, radiator, understairs storage cupboard, door to kitchen/diner.

### Kitchen/Diner

13'11" x 8'8" (4.245m x 2.650m)

uPVC double glazed window to rear, wall and base units, worksurface, one and half bowl stainless steel sink unit and drainer, oven, four ring gas hob, extractor fan, stainless steel splashback, boiler, plumbing for washer, Vinyl flooring, storage cupboard, radiator, sliding door to rear,

## FIRST FLOOR

### Landing

Attic access, doors to bedrooms, bathroom, storage cupboard.

### Bedroom 1

12'3" x 9'9" (3.747m x 2.983m)

Two uPVC double glazed windows to front, wooden flooring, radiator, built-in cupboard, built in three door wardrobe with mirrored sliding doors.

### Bedroom 2

8'10" x 7'11" (2.707m x 2.437m)

uPVC double glazed window to rear, radiator.

### Bedroom 3

8'10" x 5'11" (2.706m x 1.817m)

uPVC double glazed window to rear, radiator.

### Bathroom

6'7" x 4'8" (2.026m x 1.436m)

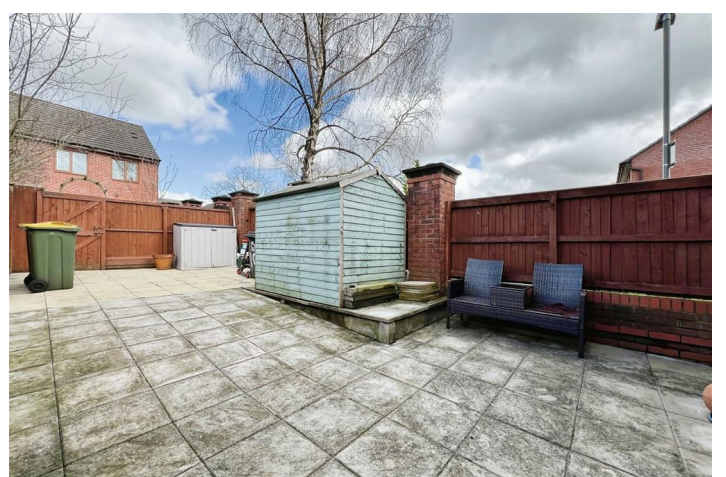
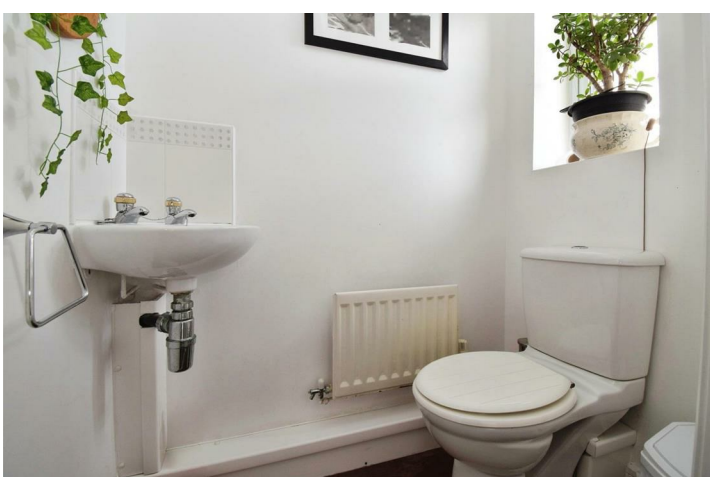
WC, sink with pedestal, bath with shower over, radiator, Vinyl flooring, shaver plug socket.

## EXTERNALLY

To the rear there is a well fenced garden with Indian flagged patio, garden shed. To the front there are gravelled areas and off road parking.

## 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



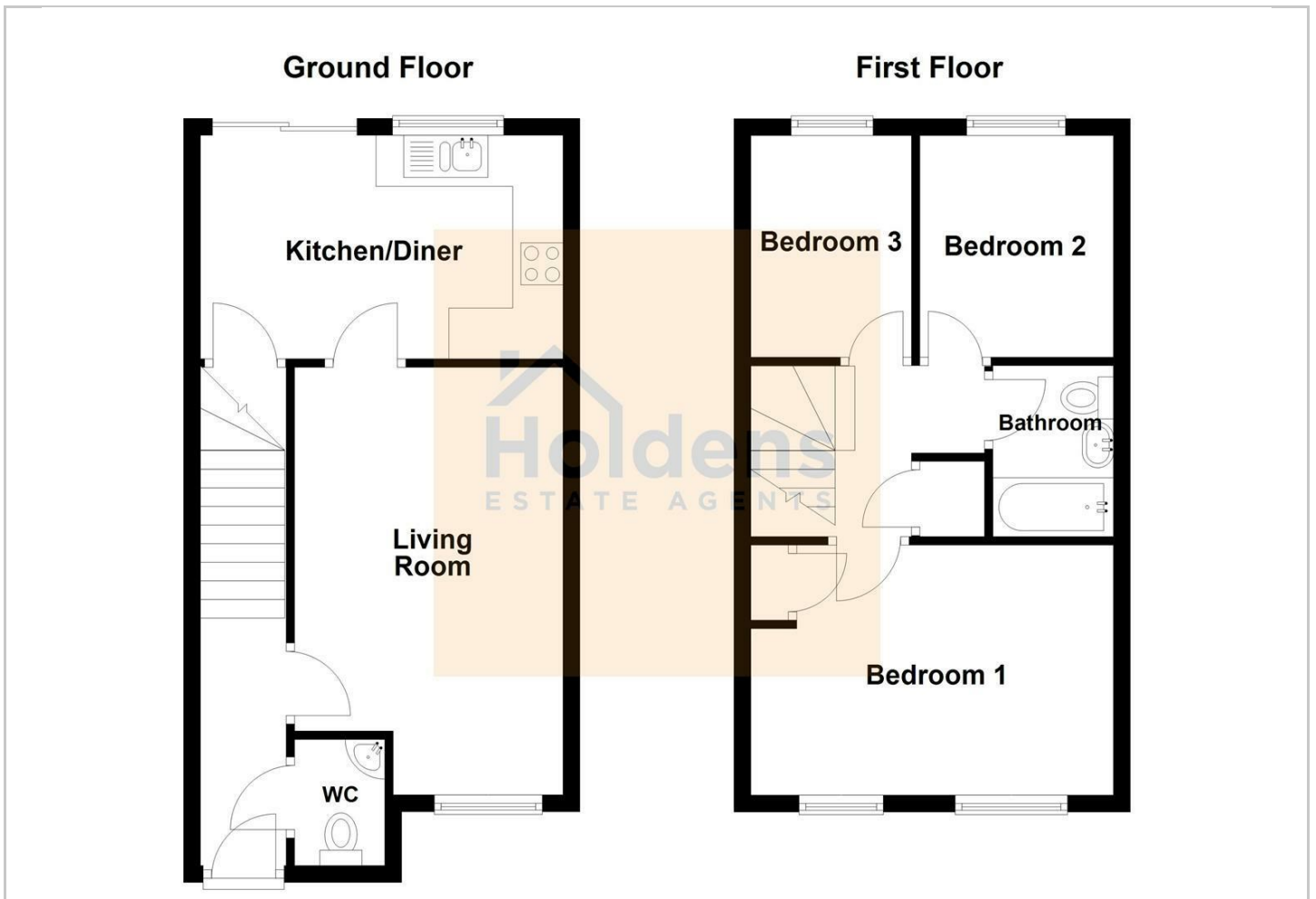
## Hybrid Map



## Terrain Map



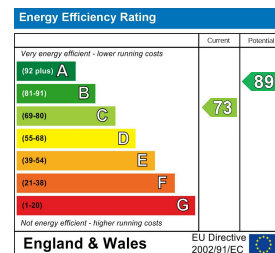
## Floor Plan



## 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



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