



33 Lindale Avenue

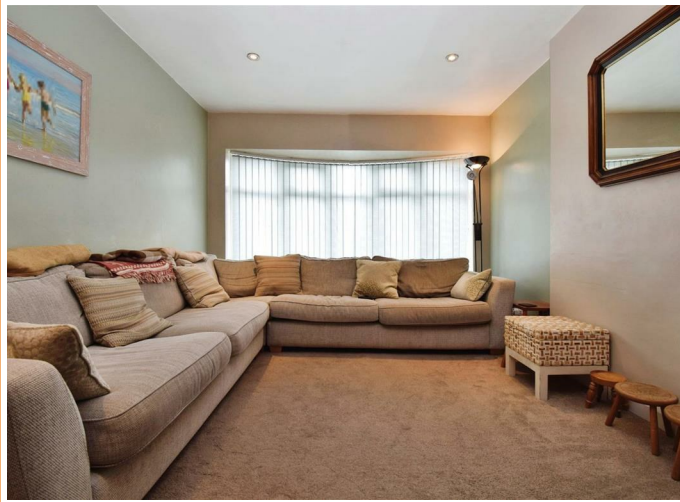
Grimsargh, Preston, PR2 5LL

£219,950



We are delighted to welcome to the market this semi detached four bedroom home in the sought after location of Grimsargh. This home is on a lovely quiet cul-de-sac with excellent schools nearby, perfect for young families. The house comprises of an entrance hall leading to a living room, bathroom, kitchen and dining room. The kitchen backs onto a private rear garden ideal for sitting enjoying outdoor dining and entertaining during the summer months. Internally up the stairs there are four bedrooms. To the front of the property there is a driveway providing ample off road parking, a front garden and to the side there is a detached single garage. Viewing is essential to fully appreciate all this lovely property has to offer. Council tax band C . EPC Rating D.





GROUND FLOOR

Entrance Hallway

uPVC door and window, radiator, stairs to first floor, under stairs storage, laminate floor, access into kitchen/diner, living room and bathroom.

Living Room

10'10" x 15'4" (3.311 x 4.679)

uPVC double glazed window to front, radiator.

Dining Room

12'3" x 10'10" (3.739 x 3.310)

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

Kitchen

11'5" x 9'3" (widest) (3.492 x 2.823 (widest))

Wooden base units, stainless steel sink with drainer, space for cooker, tiled splashback, washing machine, fridge/freezer and slimline dishwasher, uPVC double glazed door and window to rear and window to side, downlights, laminate floor, open through to dining room.

Bathroom

9'2" x 5'7" (2.816 x 1.706)

Bath with overhead shower, basin with pedestal, WC, tiling to walls, laminate floor, downlights, uPVC double glazed window to front, chrome radiator.

FIRST FLOOR

Landing

Access into four bedrooms, loft access, downlights.

Bedroom 1

11'9" x 10'10" (3.602 x 3.316)

uPVC double glazed window to rear, radiator.

Bedroom 2

10'9" x 10'10" (3.301 x 3.306)

uPVC double glazed window to front, radiator.

Bedroom 3

9'1" x 7'9" (2.775 x 2.381)

uPVC double glazed window to front, radiator, storage cupboard with combo boiler.

Bedroom 4

9'2" x 7'10" (2.815 x 2.401)

uPVC double glazed window to rear, radiator.

EXTERNALLY

Lawn to front, driveway providing off-road parking, detached garage with up and over door, lawn to rear.



Road Map



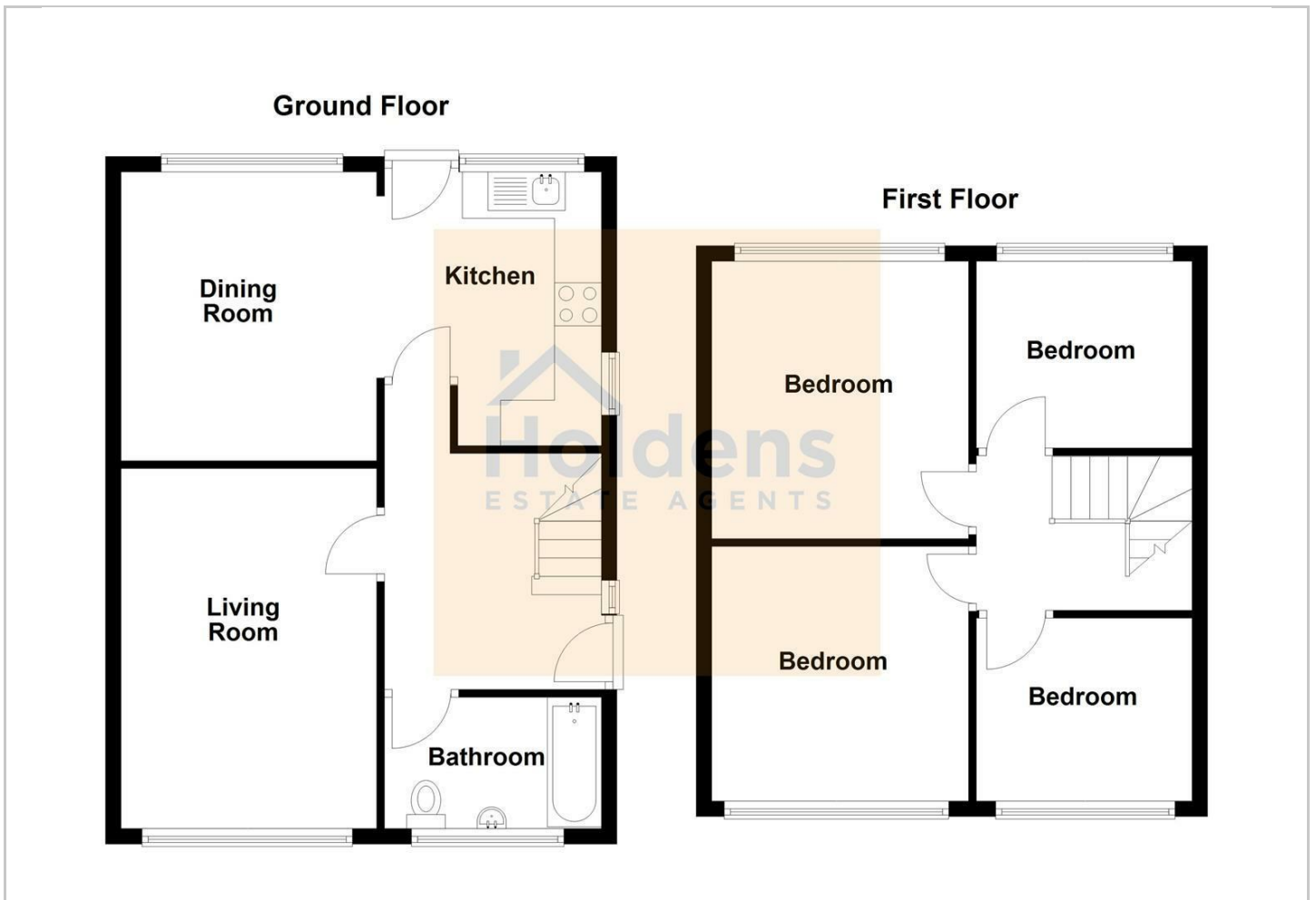
Hybrid Map



Terrain Map



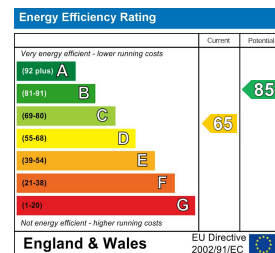
Floor Plan



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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