



## 33 Lindale Avenue

Grimsargh, Preston, PR2 5LL



Offers Around £214,950

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. The house has been a family home for the last 20 years and is now in need of some improvements. The accommodation 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. First floor: four bedrooms. To the front of the property there is a driveway providing ample off road parking, 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.

### 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



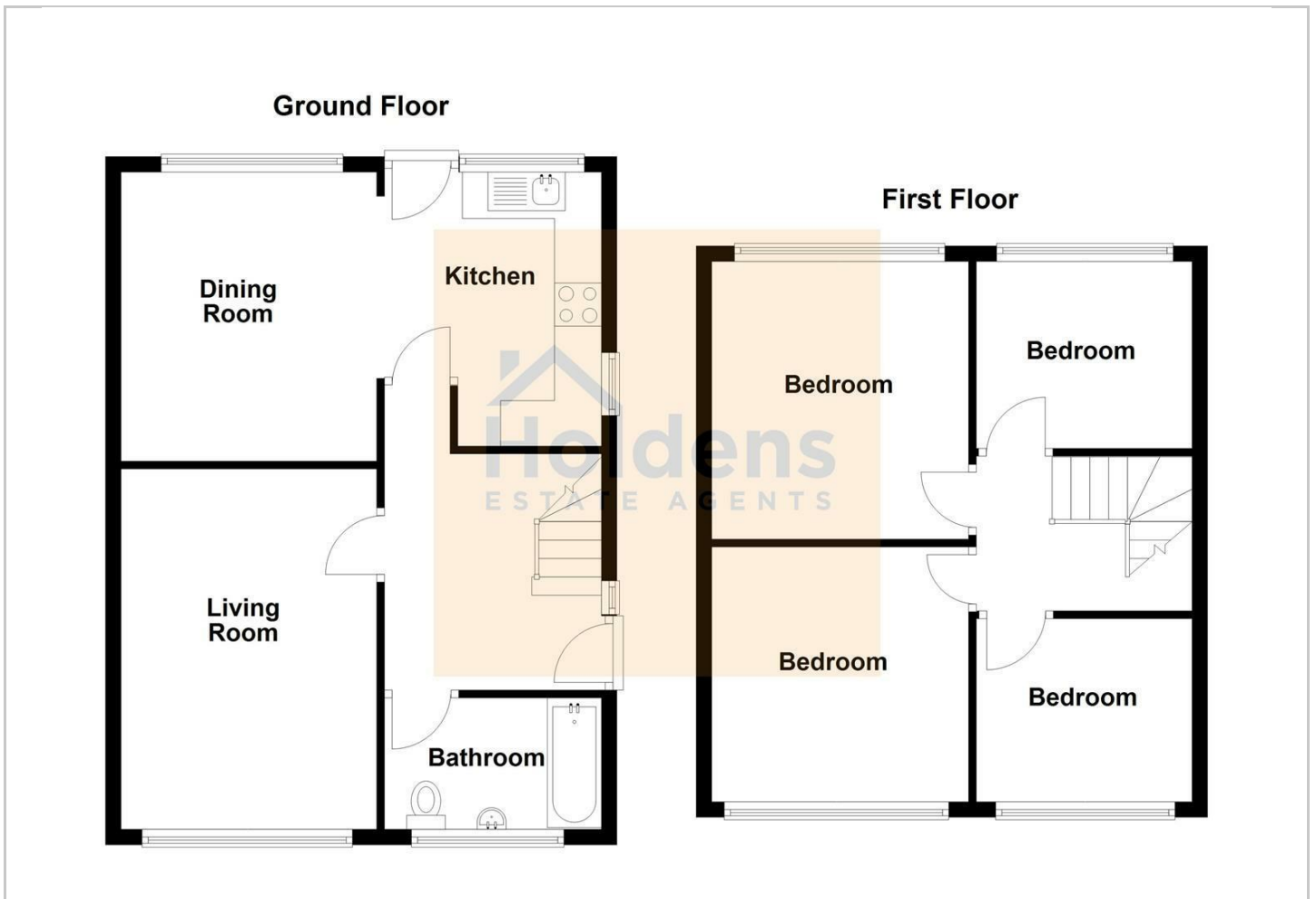
### Hybrid Map



### Terrain Map



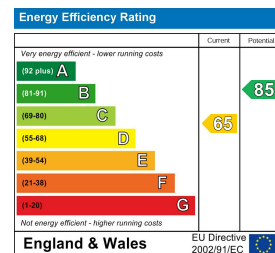
### Floor Plan



### 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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