



## 8 Alexander Place

Grimsargh, Preston, PR2 5JZ



**£149,950**

Located in the heart of Grimsargh is this lovely two bedroom mews home. Absolutely ideal for a first time buyer and presenting a fantastic opportunity for an investor. Close to all local amenities, shops, the park, close to motorway access and major transport links to name but a few benefits of this desirable location. The house comprises of an entrance, living room, kitchen/diner, to the first floor there are two generous bedrooms and a family bathroom. To the rear of the property there is an enclosed private rear garden. There is an allocated parking space for one vehicle. Viewing is essential to fully appreciate all this lovely property has to offer. Leasehold. Council tax band B. EPC Rating C.





## GROUND FLOOR

### Entrance

Wooden front door, radiator, stairs to first floor, door leading into living room.

### Living Room

13'5" x 9'11" (4.108 x 3.027)

UPVC double glazed window to front aspect, radiator, door leading to under stairs storage cupboard, doorway leading to kitchen area.

### Kitchen Diner

13'5" x 8'2" (4.094 x 2.491)

Sliding UPVC double glazed doors leading to rear external garden, radiator, open arch to kitchen area. Fitted wall and base units with marble effect worksurfaces, stainless steel sink and drainer, plumbing for washing machine, integrated electric oven, gas hob and fitted extractor. Perspex splash back, tiled flooring, combi boiler fitted in cupboard, UPVC double glazed window to rear aspect.

## FIRST FLOOR

### Landing

Attic access, radiator, door leading to 2 bedrooms and bathroom

### Master Bedroom

11'9" x 9'11" (3.588 x 3.043)

UPVC double glazed window to front aspect, built in storage cupboard and radiator

### Bedroom Two

10'1" x 6'6" (3.095 x 1.989)

UPVC double glazed window to rear aspect and radiator

### Bathroom

6'7" x 5'6" (2.012 x 1.694)

Three piece fitted bathroom: low level WC, wash basin and shower over bath. Radiator, UPVC double glazed window to rear aspect.

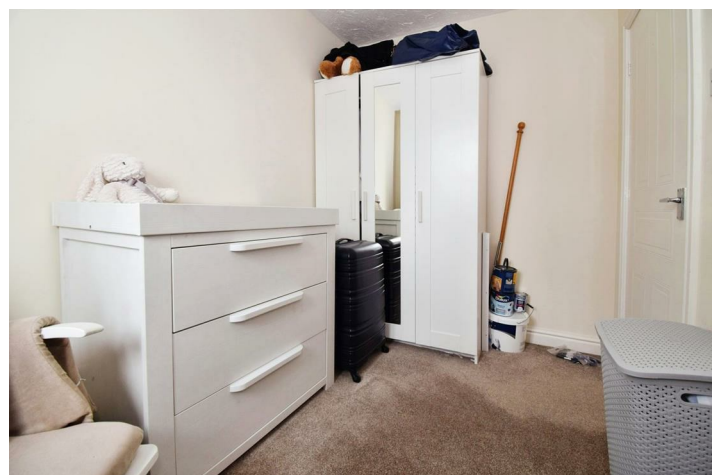
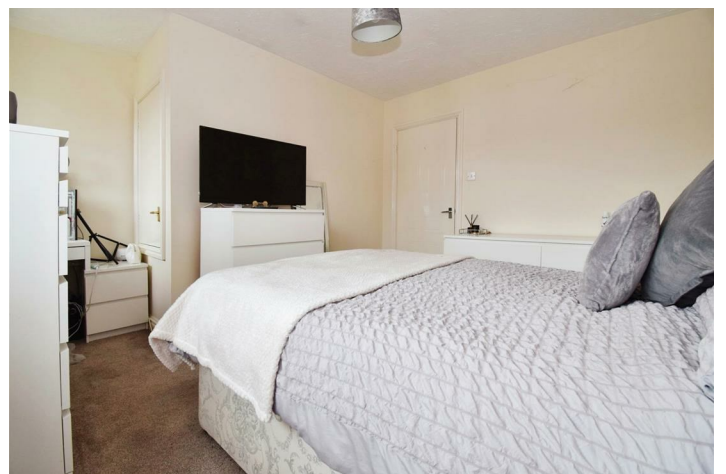
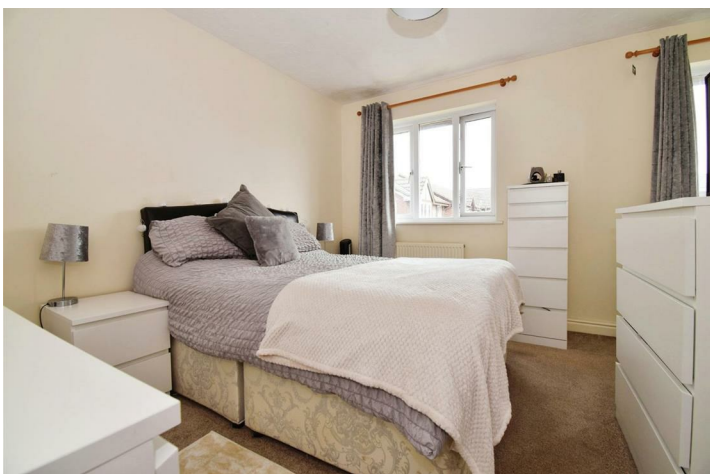
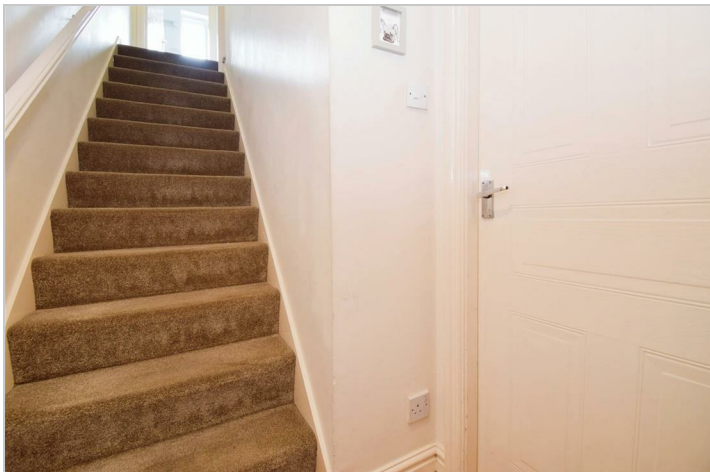
### EXTERNAL

To the front there is a flagged path with stoned areas at either side. To the rear there is an enclosed stoned and flagged yard.

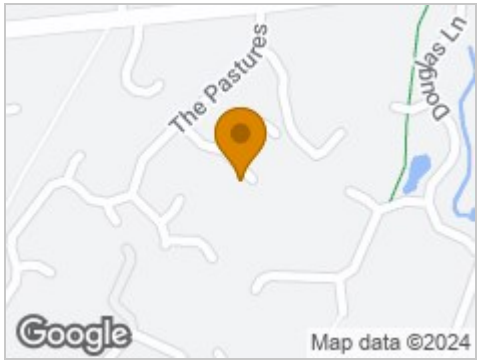
An allocated parking space for one car.

### 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



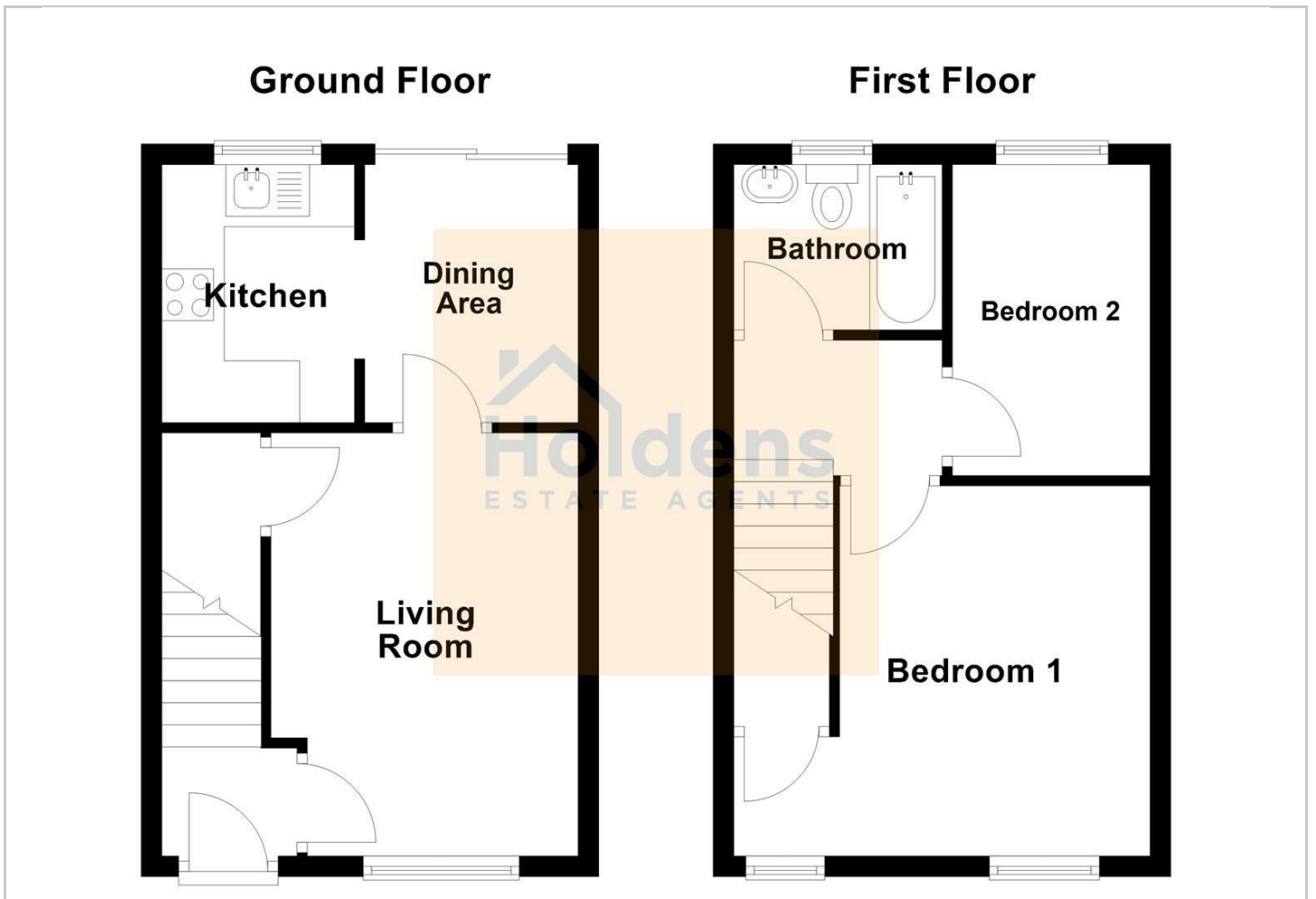
### Hybrid Map



### Terrain Map



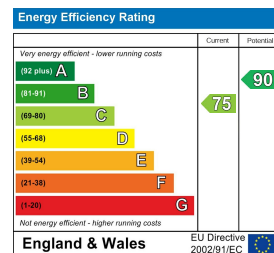
### Floor Plan



### 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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