



## 1 Ploughmans Court

Grimsargh, Preston, PR2 5HZ



**£199,950**

Fantastic opportunity to purchase this three bedroom semi-detached house located in the heart of Grimsargh . Close to all local amenities, shops, the park, close to motorway access and major transport links. The house comprises of an entrance hallway, living room, kitchen, conservatory, downstairs WC, to the first floor there are three bedrooms and a family bathroom. To the rear of the property is an enclosed low maintenance garden and detached garage. Driveway for a couple cars to side aspect and a front garden Viewing is essential to fully appreciate all this lovely property has to offer. Council tax band C. EPC Rating C.







## GROUND FLOOR

### Entrance Hallway

UPVC Double glazed to front door, access to kitchen, access to living room and access to WC. Under stairs storage cupboard and stairs leading to first floor

### Kitchen

9'11" x 12'10" (3.026 x 3.934)

Fitted wall and base units with counter tops and tiled splashbacks. Stainless steel sink and drainer, oven with grill and 4 plate hob, wall mounted extractor fan, integrated washing machine, integrated dishwasher, built in fridge and freezer. UPVC double glazed window to front aspect, radiator and wall mounted boiler.

### WC

6'6" x 2'11" (1.984 x 0.909)

Sink with pedestal, WC, wall mounted mirror and radiator.

### Living Room

16'10" x 11'8" (5.132 x 3.579)

UPVC double glazed window to side aspect, feature fireplace with gas fire with gas fire, French doors leading into conservatory

### Conservatory

10'6" x 12'6" (3.205 x 3.835)

UPVC French doors leading to rear, UPVC double glazed windows throughout, radiator

## FIRST FLOOR

### Landing

Attic access, radiator, doors leading to three bedrooms and bathroom

### Bedroom One

13'4" x 9'1" (4.088 x 2.783)

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

### Bedroom Two

9'11" x 8'7" (3.042 x 2.621)

UPVC double glazed window to rear aspect, radiator and built in shelves

### Bedroom Three

6'6" x 6'3" (1.987 x 1.921)

UPVC double glazed window to rear aspect and radiator

### Bathroom

6'6" x 6'3" (1.986 x 1.921)

Bath with fitted shower, sink with pedestal, WC, radiator, wall mounted cabinet with mirror and downlight. UPVC double glazed window to side aspect.

### External Front

Stones and stepping stone slab path, outside porch and small lawned area

### External Rear

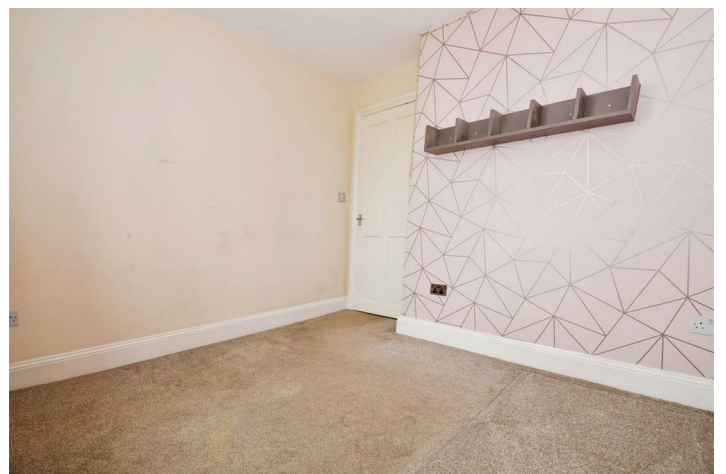
Long driveway down the side of the property with ample parking, flagged patio area.

### Garage

Detached garage with up and over door.

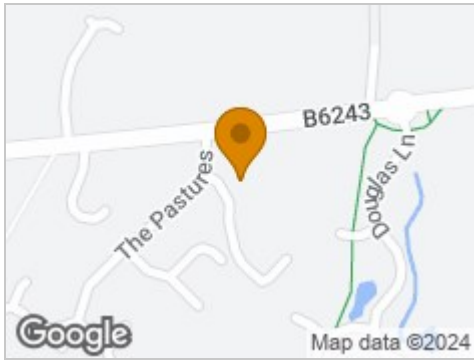
## PROPERTY MISDESCRIPTIONS ACT

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



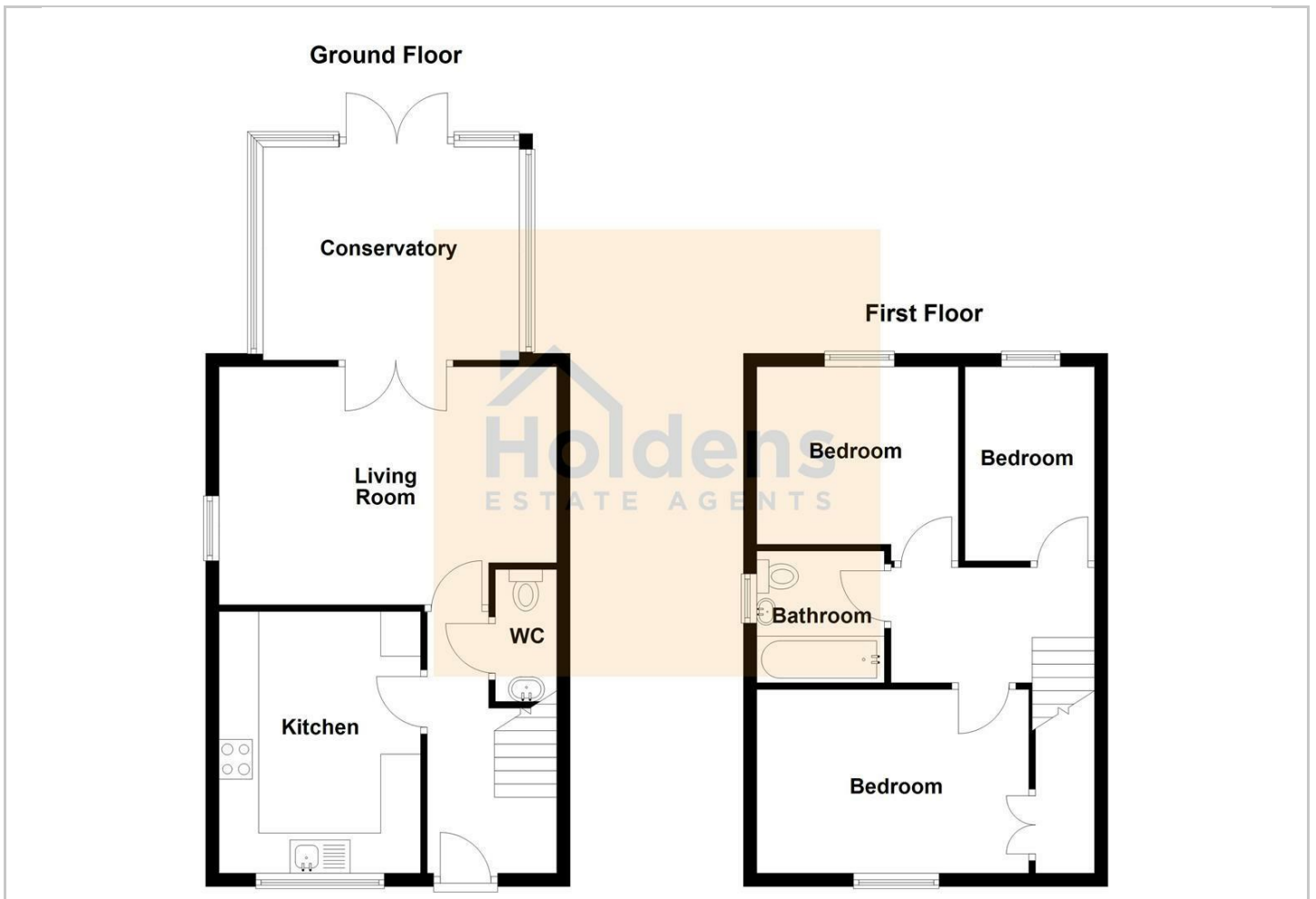
## Hybrid Map



## Terrain Map



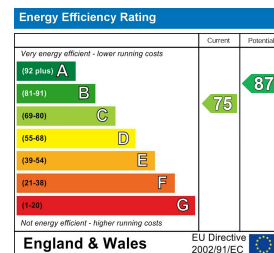
## Floor Plan



## 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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