



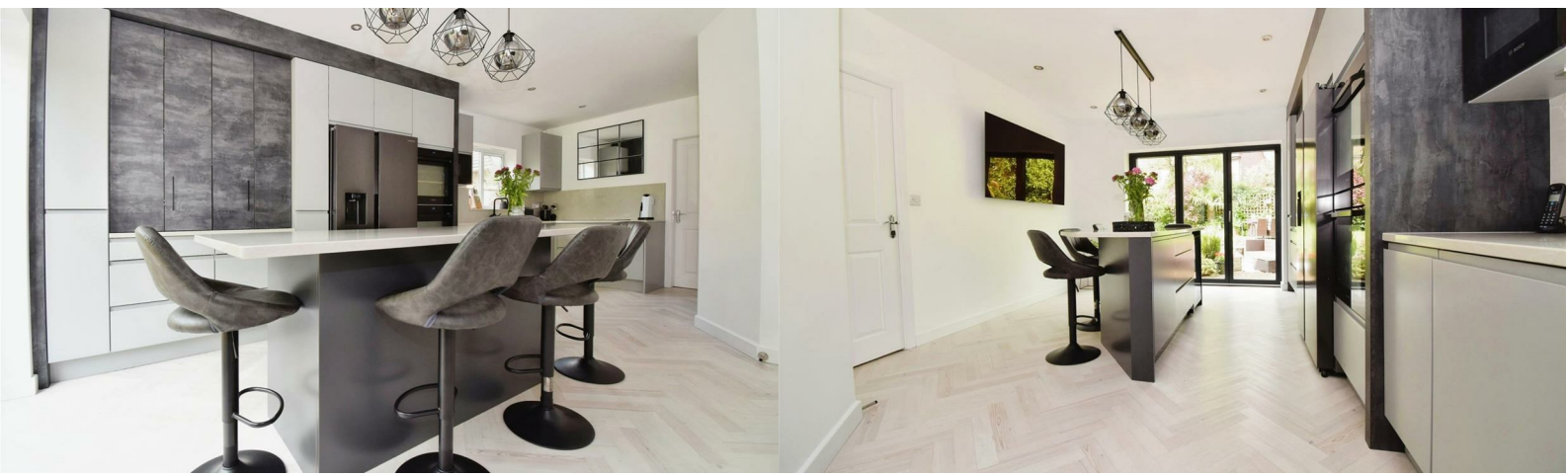
## 14 Swarbrick Avenue

Grimsargh, Preston, PR2 5JJ



£519,950

Holdens are pleased to bring to the market this detached, executive family home in the popular village of Grimsargh. The location is handy for motorway access along with local pubs, restaurants, country walks and village school. The accommodation comprises of: entrance hallway, open living room, dining room, conservatory, WC, modern kitchen/diner, utility room, office. First Floor: Four bedrooms, two en-suites, family bathroom. To the front there is ample driveway parking which leads to the attached double garage, small lawn area with planted areas. To the rear there is a well established generous size garden with lawn and patio and seating areas great for entertaining and family time. The property is very well maintained and presented being a true credit to it's owners. Viewing essential. Freehold. Council tax band F.





## GROUND FLOOR

### Entrance Hallway

uPVC double glazed front door and windows, radiator, doors to living room, dining room, WC, kitchen diner, storage cupboard, office and stairs to first floor.

### Living Room

22'8" x 12'10" (6.923m x 3.934m)

uPVC double glazed bay windows to front, two radiators, gas fire built into wall, uPVC double glazed French doors and windows into conservatory.

### Dining Room

13'0" x 10'0" (3.986m x 3.052m)

Radiator, uPVC double glazed French doors and windows to conservatory.

### Conservatory

22'0" x 11'6" (6.710m x 3.508m)

uPVC double glazed windows all round, uPVC double glazed French doors to rear, two wall mounted electric radiators.

### WC

8'4" x 3'9" (2.561m x 1.158m)

uPVC double glazed windows to rear, wall mounted sink, radiator, WC.

### Kitchen/Diner

20'8" x 12'2" (6.301 x 3.722)

uPVC double glazed bi fold doors to rear, kitchen island with built in wine fridge, base units, wall units and countertops, space for American fridge freezer, double oven and grill, built-in microwave, built in dishwasher, one and a half bowl composite sink with hot water tap, uPVC double glazed Window to side, four ring induction hob, tall radiator, downlights, door to utility room.

### Utility

8'4" x 7'3" (2.545 x 2.223)

uPVC double glazed door to side, boiler on wall, counter with base unit and room for washer and dryer, stainless steel sink, radiator, built in storage cupboards, downlights, attic access, door to garage.

### Office

9'5" x 7'11" (2.877 x 2.432)

uPVC double glazed Window to front, radiator.

## FIRST FLOOR

### Landing

Attic access, partially boarded with folding ladder, power and lighting, radiator, uPVC double glazed Windows to front, doors to four bedrooms, bathroom and airing cupboard.

### Bedroom One

12'11" x 12'10" (3.939 x 3.922)

uPVC double glazed Windows to front, radiator, door to walk in wardrobe and further door to ensuite.

### Ensuite

9'10" x 5'4" (3.011 x 1.642)

uPVC double glazed Window to rear, towel radiator, wall mounted sink with built-in drawers, wall mounted mirror, shaver plug socket, WC, shower cubicle, downlights.

### Bedroom Two

12'8" x 10'1" (3.883 x 3.088)

uPVC double glazed Window to rear, uPVC double glazed Window to front, two radiators, built in wardrobes, door to ensuite.

### Ensuite

7'11" x 3'1" (2.434 x 0.949)

uPVC double glazed Window to side, shower cubicle, sink with pedestal, radiator, WC, downlights, wall mounted mirrored cabinet.

### Bedroom Three

9'6" x 9'0" (2.898 x 2.745)

uPVC double glazed Window to rear, radiator.

### Bedroom Four

9'5" x 8'7" (2.895 x 2.634)

uPVC double glazed Window to rear, radiator, built in wardrobes.

### Bathroom

8'7" x 5'8" (2.638 x 1.744)

Radiator, WC, sink with pedestal, uPVC double glazed Window to front, bath with overhead shower, downlights, vinyl floor, tiled walls, shaver plug socket.

## EXTERNAL

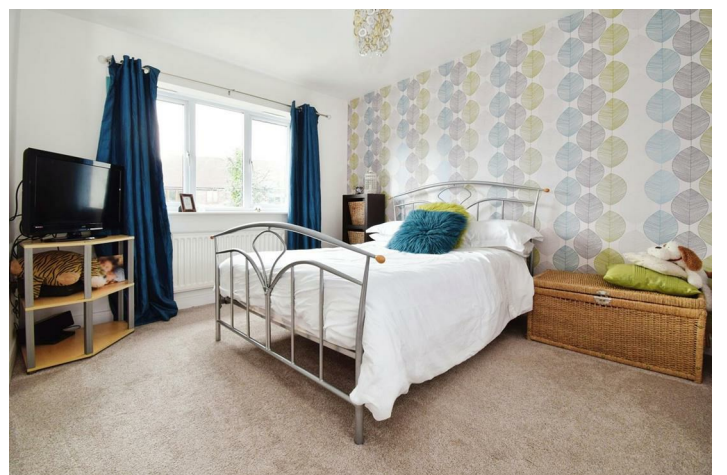
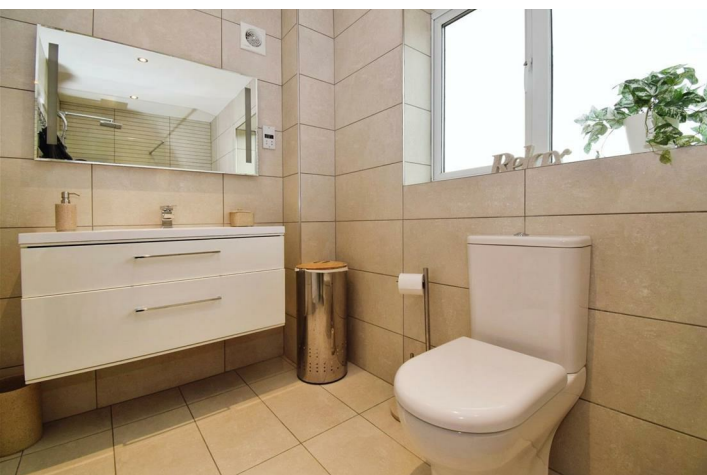
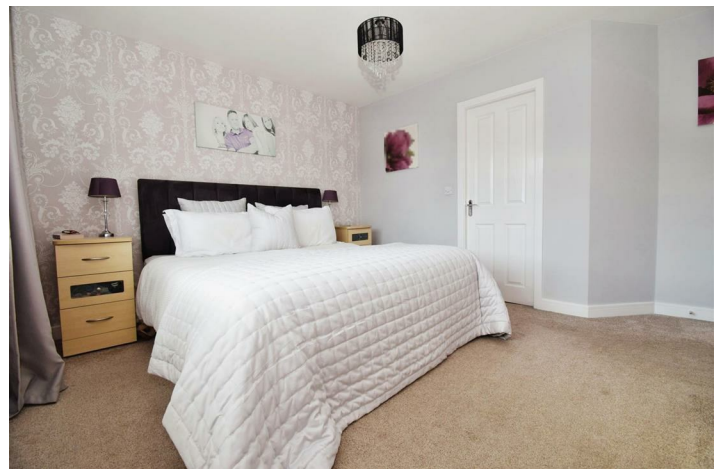
To the rear- lawn, patio area, stones area, flower beds, slate chippings and fountain with power, electric power point at bottom of the garden. Garden lighting.

To the front - Double garage with electric up and over door, power and lighting, off road parking for multiple cars, small lawn, flagged path to door, stones area.

Shed to the side ideal for storage.

## 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



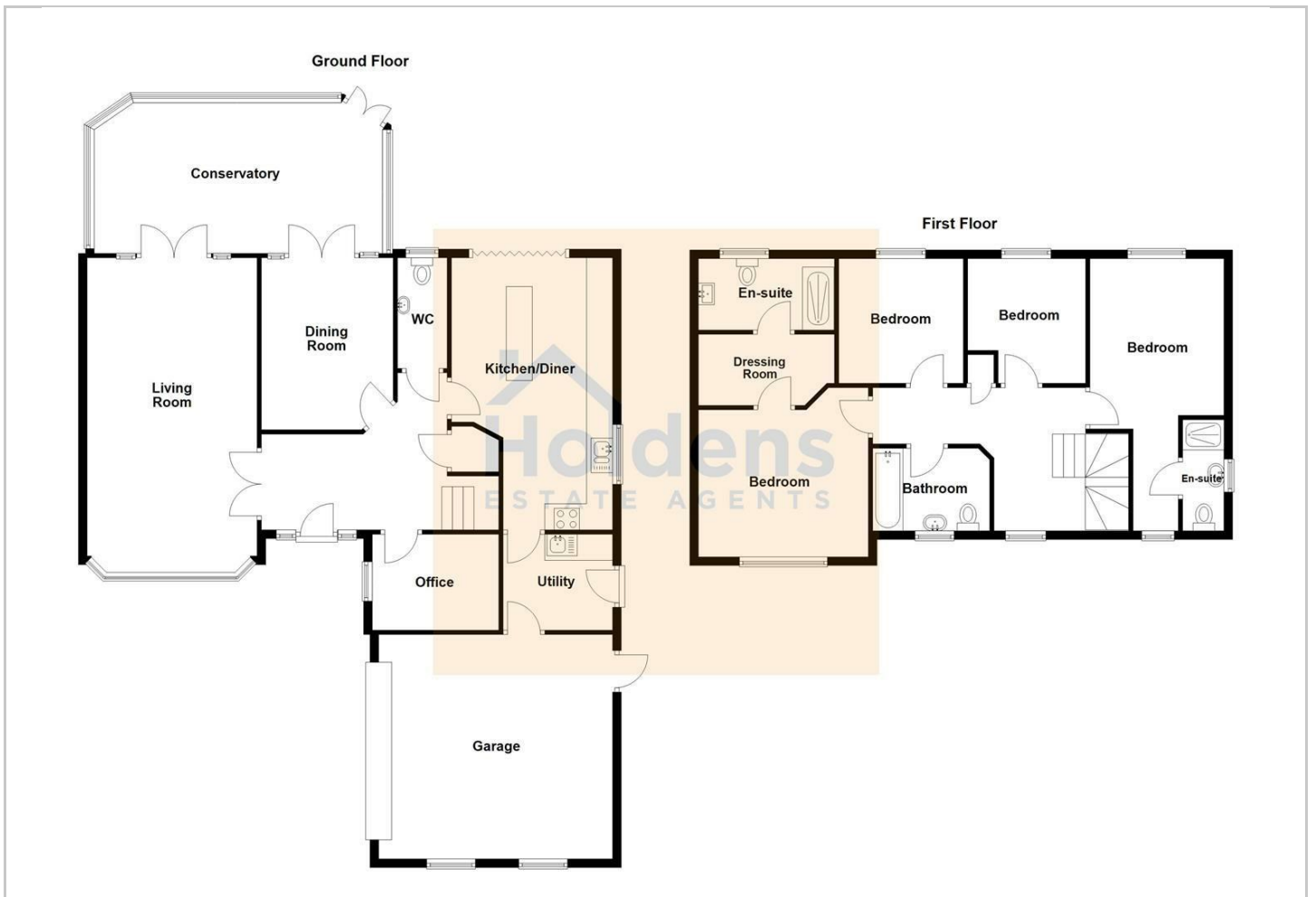
## Hybrid Map



## Terrain Map



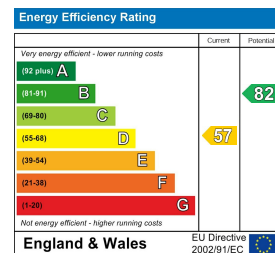
## Floor Plan



## 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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