



## 14 Old Station Close

, Preston, PR2 5JD



**£154,950**

We are delighted to introduce to the market this exclusive to the over 60's one bedroomed bungalow in the sought after village of Grimsargh. In a quiet cul-de-sac and close to local parks, pubs, shops, major transport links this property is ideal for someone wanting the easy life. Ground floor living and a low maintenance garden makes this property an ideal investment. The property comprises of an entrance vestibule, spacious living room, kitchen, a hall leads to a bedroom and a shower room. To the rear of the property there is a porch which leads to a garage and a lovely private garden. To the front there is a driveway providing more off road parking. Council tax band B.





### Entrance Vestibule

uPVC double glazed door to front and window to side, glass panel door into living room.

### Living Room

15'6" x 10'10" (4.743 x 3.323)

uPVC double glazed window to front, two radiators, electric fire, laminate floor, access into kitchen and in to hall.

### Kitchen

12'6" x 6'11" (3.826 x 2.126)

Wall and base units, four ring gas hob, electric oven, stainless steel sink with drainer, splashback, extractor, Space for washing machine, radiator, uPVC double glazed window to rear, integrated fridge, door into conservatory.

### Rear Porch

10'10" x 3'8" (3.314 x 1.131)

uPVC windows and door, door and window through to garage.

### Garage

17'0" x 7'11" (5.200 x 2.436)

Up and over door, radiator, wall mounted boiler, power and lighting.

### Hallway

Access into bedroom and bathroom, cupboard with radiator, loft access, laminate flooring.

### Bedroom

12'2" x 8'6" (3.721 x 2.609 )

uPVC double glazed window to front, radiator, fitted wardrobes with overhead storage.



### Shower Room

6'10" x 6'10" (2.083 x 2.087)

Corner shower, basin with vanity, WC, tiled floor, tiling to walls, window to rear, downlights, chrome radiator.

### EXTERNALLY

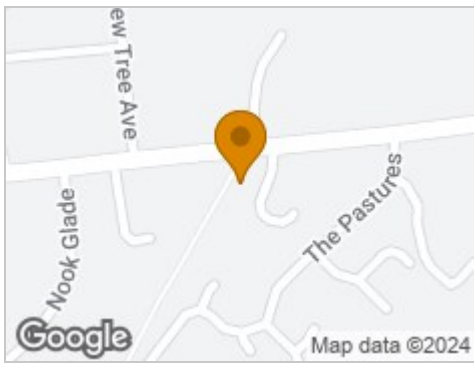
Off-road parking for two cars leading to garage, lawn area to front, gravel area and flagged patio to rear.

### 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



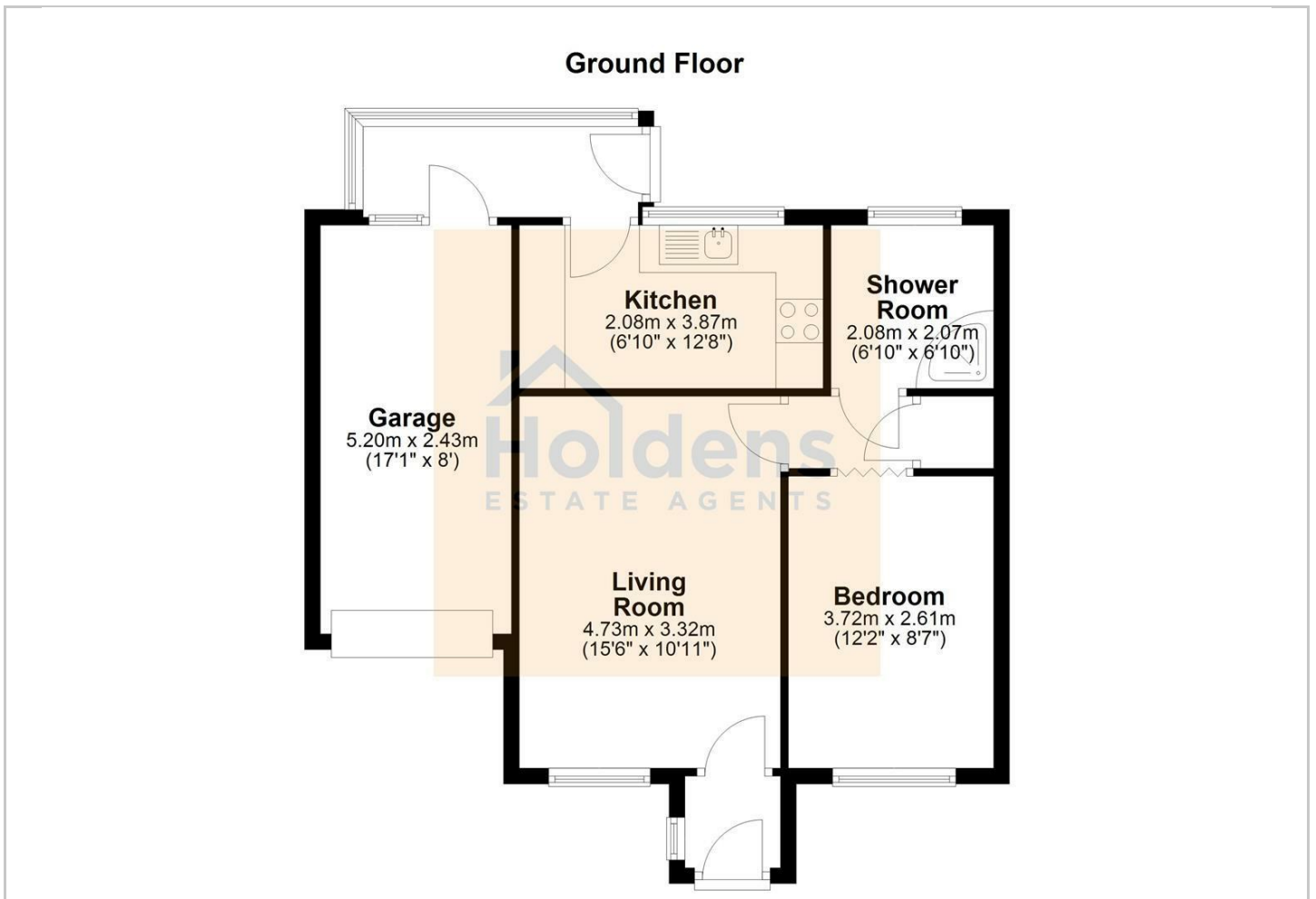
## Hybrid Map



## Terrain Map



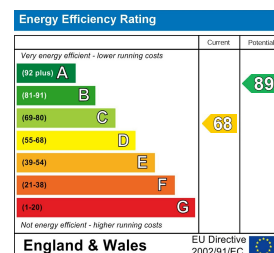
## Floor Plan



## 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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