



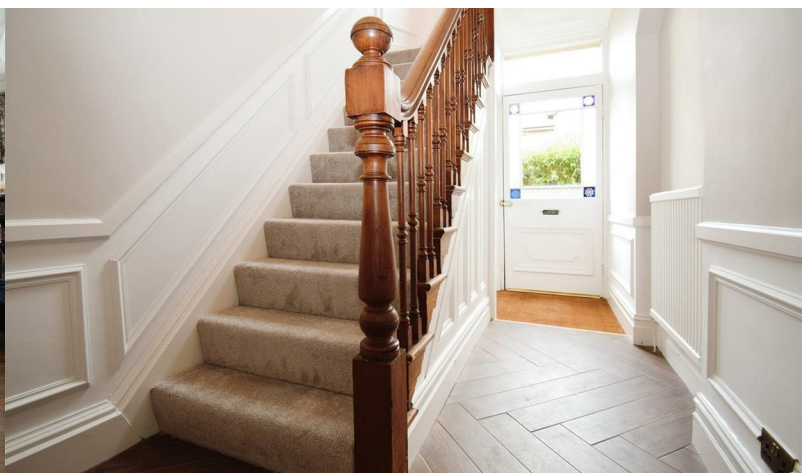
175 Preston Road

Grimsargh, Preston, PR2 5JP

£394,950



A beautiful semi-detached Victorian Villa offering open-plan spacious living lending itself to a great home for entertaining. The house is a true credit to its owners. Original features retained. Living area/kitchen/diner, lounge, utility, WC, master bedroom with en-suite, three further bedrooms, family bathroom. Lawned garden frontage, courtyard to rear, off road parking for two cars, garage. Handy for all of the facilities in Grimsargh and excellent motorway connections, bus route. Freehold. Council Tax Band E.





GROUND FLOOR

Entrance Hallway

Stained glass front door, meter cupboard, tiled floor, radiator, access into living area/kitchen/diner and separate living room, stairs to first floor, under stairs storage.

Living Room

13'11" x 11'11" (4.257 x 3.646m)

Log burner with stone surround and hearth, radiator, uPVC double glazed sash windows to front with fitted shutters, ceiling rose.

Kitchen Area

13'6" x 12'11" (4.1375m x 3.954m)

Wall and base units, island with seating area, five ring induction stove, fitted storage, mirrored tiled splashback, fitted dishwasher, double sink, quartz worktops, downlights, window to rear, open through to dining area and second living area.

Dining Area

13'11" x 10'1" (4.245m x 3.078m)

Double glazed sash window to side, sash window to rear, radiator, tiled floor.

Living Area

15'8" x 12'11" (4.780m x 3.950m)

Cast iron fireplace with marble surround, double glazed sash bay windows with fitted shutters to front, tiled floor, radiator, ceiling rose.

Utility

8'4" x 6'8" (2.561m x 2.050m)

Base units, spaces for washer and dryer, tiled floor, wall mounted boiler, window and door to rear yard, door into downstairs WC.

WC

6'7" x 2'11" (2.015m x 0.894m)

WC, basin with pedestal, tiled floor, chrome towel radiator, window to side.

FIRST FLOOR

Landing

Access into four bedrooms and bathroom, sash window to side, radiator, loft access.

Bedroom 1

15'8" x 12'11" (4.777m x 3.961m)

uPVC double glazed sash window to front with fitted shutter, radiator, cast iron feature fireplace, ensuite/shower room.

En-Suite Shower Room

7'3" x 3'4" (2.219m x 1.039m)

Rainfall shower, basin with vanity unit, floating WC, tiled floor and walls, downlights, electric mirror.

Bedroom 2

13'10" to bay x 12'4" (4.24m to bay x 3.762m)

uPVC double glazed sash window with fitted blind to front, cast-iron feature fireplace, radiator, fitted storage.

Bedroom 3

11'10" x 9'8" (3.608m x 2.949m)

Cast-iron feature fireplace, sash window to rear, radiator, fitted storage.

Bedroom 4

10'1" x 7'11" (3.078m x 2.428m)

Sash window to rear, radiator, laminate floor.

Family Bathroom

6'11" x 5'6" (2.132m x 1.693m)

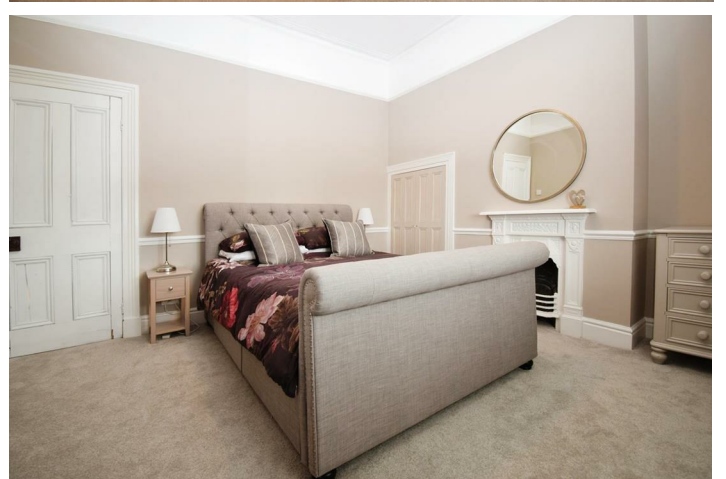
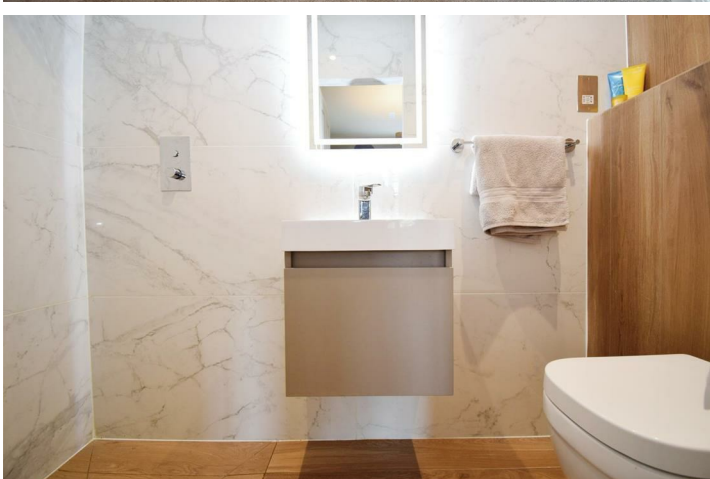
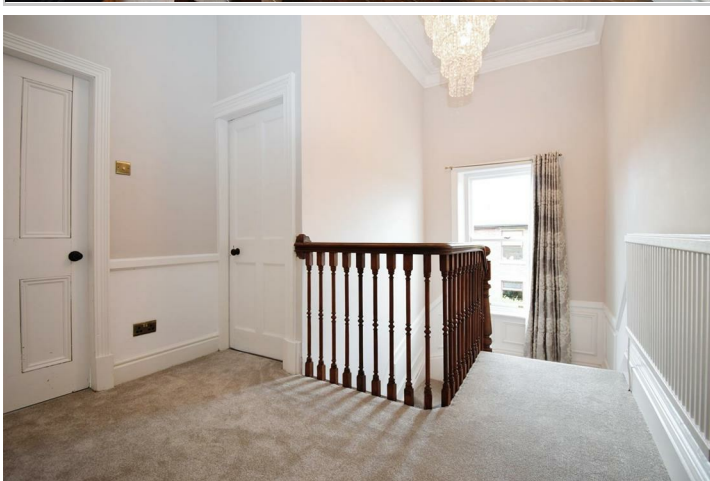
Bath with overhead shower and screen, tiled walls, tiled floor, basin with pedestal, WC, chrome towel radiator, double glazed sash window to rear, downlights.

EXTERNALLY

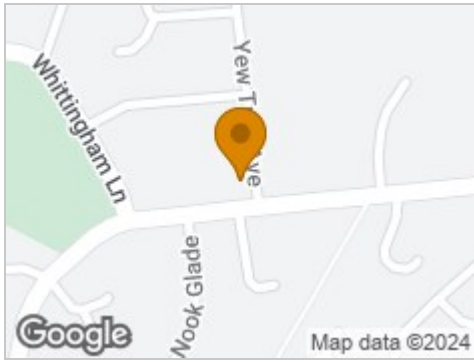
Indian stone flagged driveway, providing off-road parking for two cars, garage with up and over door. Rear courtyard with Indian stone flagged patio, lawn area to front and side, gated access to front and side.

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



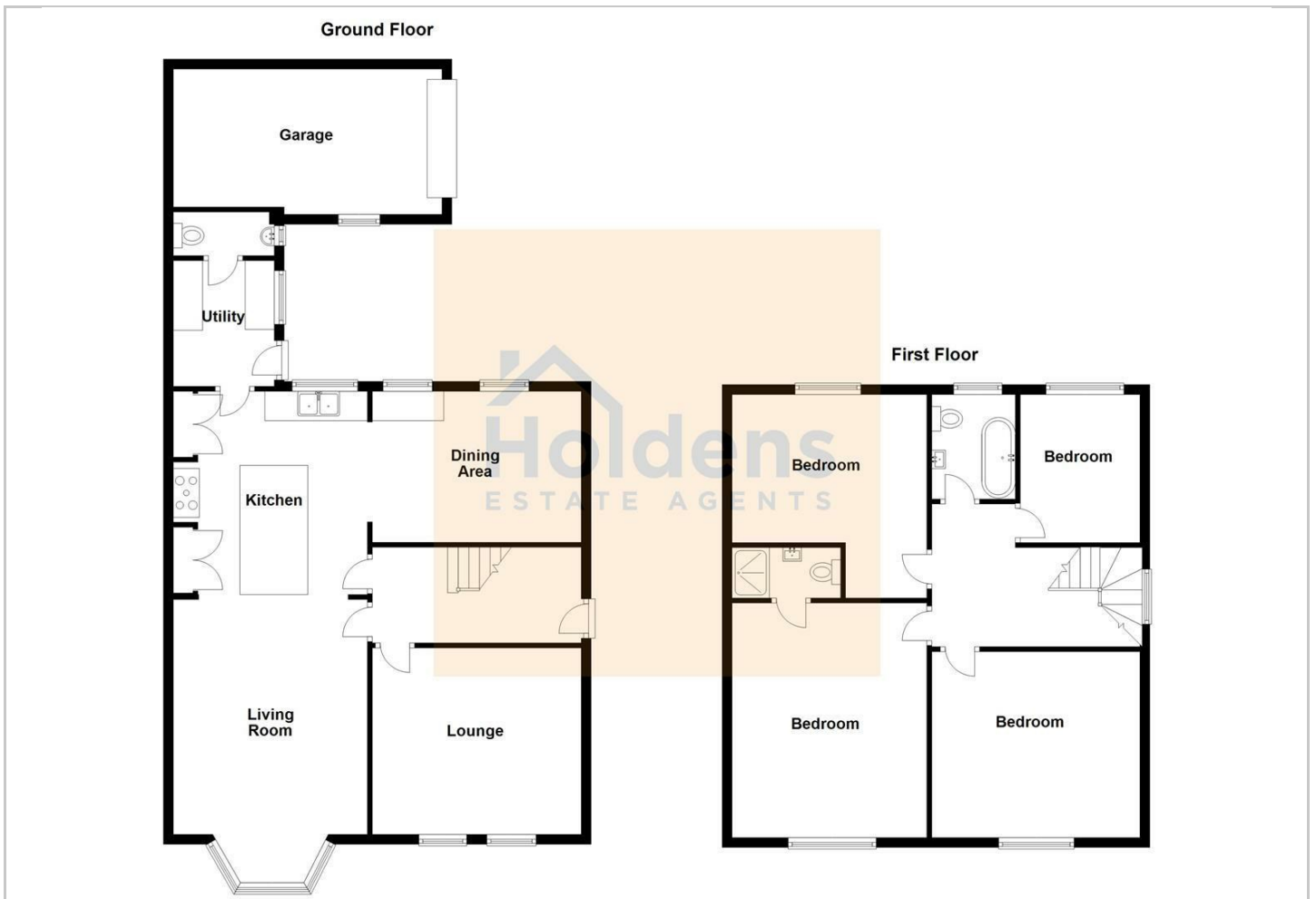
Hybrid Map



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Misdescriptions Act

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