



4 Roshaw

Grimsargh, Preston, PR2 5RH



£294,950

We welcome to the market this ideal family home in the heart of Grimsargh. With four bedrooms and a large open plan Kitchen/Dining/Living room it really is perfect for modern family living. This lovely large family area backs onto a private rear garden ideal for soaking up the sun in the summer months. . The property comprises of an entrance porch to a hallway which leads to a downstairs bedroom, family bathroom, living room, and large kitchen/family room, up the stairs there are a further three bedrooms and an ensuite to the master. To the rear there is a private rear garden and a detached garage housing a utility space to the rear. To the front of the property is a driveway providing ample off road parking for multiple vehicles. Close to local amenities and good schools this property is one not to be missed.





GROUND FLOOR

Entrance Porch

uPVC double glazed door and window, French doors into hallway.

Hallway

Radiator, doors to bedroom/snug, living room, bathroom, kitchen/diner/living room, stairs to first floor.

Bedroom/Snug

8'11" x 8'10" (2.724 x 2.711)

uPVC double glazed window to front, radiator.

Living Room

17'1" x 10'10" (5.221 x 3.323)

uPVC double glazed window to front, radiator, gas fire.

Bathroom

6'5" x 5'8" (1.957 x 1.745)

Bath with overhead shower, sink with built-in cupboard underneath, uPVC double glazed window to side, wall mounted cabinet, wall mounted mirror, towel radiator.

Kitchen/Diner/Living/Family Room

20'2" x 19'0" (6.162 x 5.808)

Base units, wall units and worktops, island with storage and breakfast bar, sink and drainer uPVC double glazed window to rear, four ring gas hob, built in fridge/freezer, boiler in cupboard, double oven with grill, built in microwave, built in dishwasher, downlights, large double glazed Velux skylight window, two radiators, uPVC double glazed French doors to rear.

FIRST FLOOR

Landing

Attic access, doors to three bedrooms.

Bedroom

15'6" x 8'11" (4.737 x 2.730)

uPVC double glazed window to front, radiator, built in wardrobes and cupboards, door to ensuite.

Ensuite

8'9" x 4'6" (2.678 x 1.390)

Walk in shower, uPVC double glazed window to rear, table top sink with shelf underneath, WC, wall mounted mirrored cabinet, towel radiator.

Bedroom

10'10" x 6'8" (3.314 x 2.048)

uPVC double glazed window to front, radiator.

Bedroom

10'11" x 8'0" (3.333 x 2.463)

uPVC double glazed window to rear, radiator.

EXTERNALLY

To the front there is a driveway providing off road parking for multiple cars, small lawn with hedging surround.

To the Rear is a garden comprising of a small lawn with flower beds to side, gate to side of house, Indian flagged path and patio, outdoor tap, detached garage with utility room at the back.

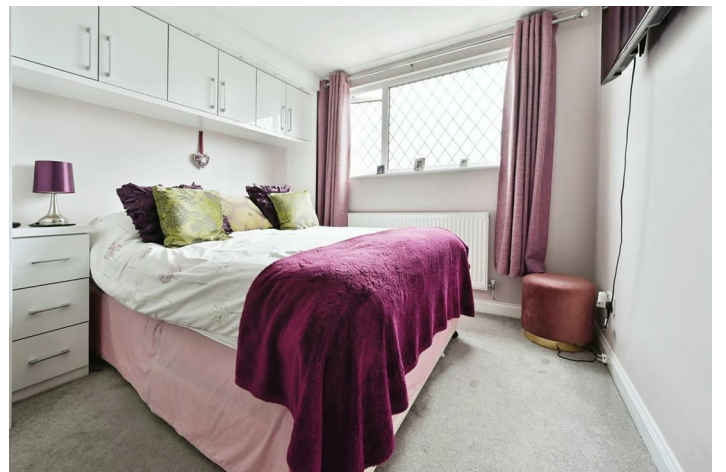
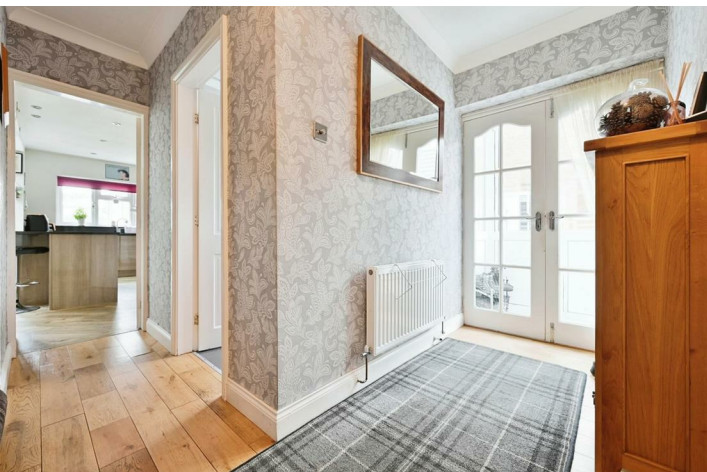
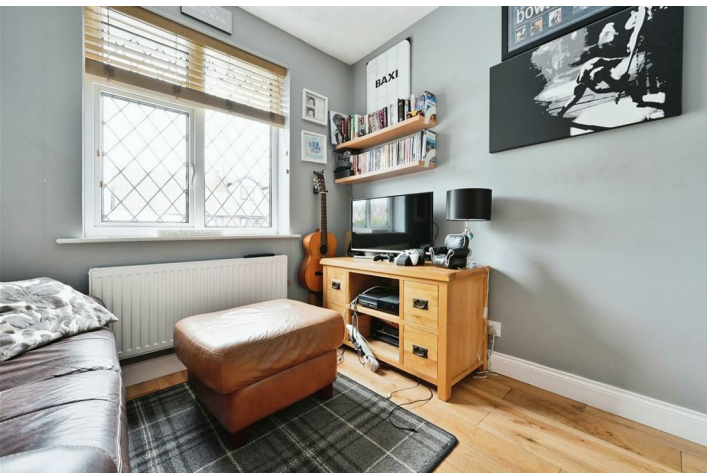
Utility at Rear of Garage

8'10" x 5'1" (2.704 x 1.566)

Base units, top units and worktops, space for washing machine and dryer, one and a half bowl uPVC sink and drainer, uPVC double glazed window, electric radiator.

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



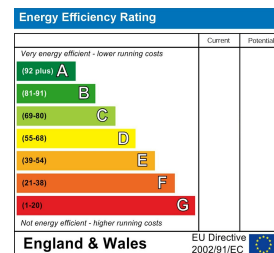
Floor Plan



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



Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Derby Road, Longridge, Preston, PR3 3FE
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk