



## 16 Tunbrook Avenue

Grimsargh, Preston, PR2 5LD



£234,950

Holdens are pleased to bring to the market this semi detached dormer bungalow in a very popular residential area. Local amenities include, school, shops, local park, pubs. Easy motorway access and an excellent bus route. The accommodation comprises: entrance porch, hallway, bathroom, bedroom, kitchen/diner, conservatory, utility, living room, study/office. First floor: Bedroom with en-suite. To the front there is a large driveway, car port, and detached garage, low maintenance gardens. Viewing essential. Freehold. Council Tax Band C.





## GROUND FLOOR

### Entrance Porch

uPVC double glazed door to side elevation, meter cupboards, radiator, tiled floor, door to hallway.

### Hallway

Radiator, doors to study, bathroom, bedroom, kitchen/diner and living room.

### Bathroom

6'3" x 5'6" (1.926m x 1.699m)

uPVC double glazed windows to side, towel radiator, sink with cabinet underneath, WC, bath with shower, two wall mounted mirrors, two wall mounted shelves, tiled floor.

### Bedroom

9'3" x 9'2" (2.844m x 2.802m)

uPVC double glazed window, radiator.

### Kitchen/diner

13'4" x 11'4" (4.078m x 3.459m)

Radiator, uPVC double glazed sliding door to conservatory, uPVC double glazed window to conservatory, wall and base units, worktops, one and a half stainless steel sink and drainer, cupboard housing the boiler, double oven and grill, four ring electric hob and extractor, tiled splashback.

### Conservatory

9'9" x 6'5" (2.976m x 1.971m)

uPVC double glazed door to rear, uPVC double glazed windows to rear, uPVC double glazed door to utility.

### Utility

Worktop, space for washing machine, tumble dryer, uPVC double glazed windows to rear, radiator, tiled floor.

### Living Room

15'8" x 11'5" (4.792m x 3.498m)

uPVC double glazed bay window, radiator, electric fire.

### Study/office

9'0" x 8'5" (2.768m x 2.572m)

uPVC double glazed window to front, radiator, laminate flooring, stairs to first floor.

## FIRST FLOOR

### Landing

uPVC double glazed window to side, storage cupboard, eaves access, door to bedroom.

### Bedroom

14'5" x 13'6" (4.416m x 4.116m)

Two wooden double glazed Velux skylight windows, radiator, built-in wardrobes, door to en-suite.

### En-Suite

9'2" x 4'1" (2.804m x 1.246m)

Wooden double glazed Velux skylight window, laminate flooring, eaves access, wall mounted mirror, towel radiator, WC, sink with cabinet underneath, wall mounted mirrored cabinet, shower cubicle.

## EXTERNALLY

To the front there is a long driveway, gravelled area, slate chippings, flower bed, outdoor tap.

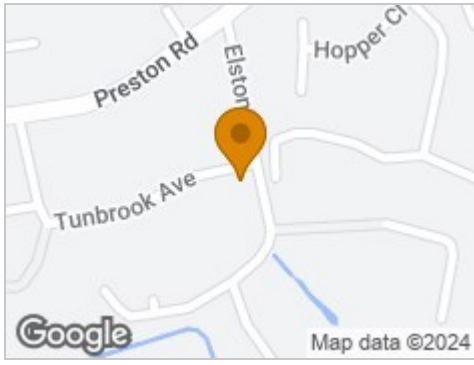
To the rear there is a detached garage with car port, two flagged patios, shed, garage.

### 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



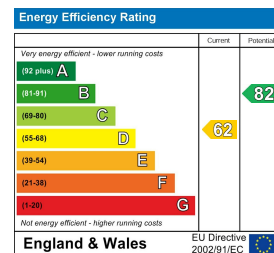
## Floor Plan



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