



274 Longridge Road, Grimsargh, Preston, PR2 5SA



**£550,000**

Nestled in the charming village of Grimsargh, this delightful house on Longridge Road offers a perfect blend of comfort and countryside living. With four spacious bedrooms, this property is ideal for families seeking a village location while still being close to local amenities.

The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining. Each room is filled with natural light, creating a warm and inviting atmosphere throughout the home. The layout is thoughtfully designed, ensuring that both privacy and togetherness can be enjoyed.

The property features two modern bathrooms, catering to the needs of a busy household. These facilities are designed with contemporary finishes, ensuring both style and functionality.

One of the standout features of this home is the open fields that lie to the rear, offering stunning views and a sense of tranquillity. This outdoor space is perfect for children to play, for gardening enthusiasts, or simply for enjoying the beauty of nature right at your doorstep.

In summary, this house on Longridge Road is a wonderful opportunity for those looking to settle in a village setting while enjoying the comforts of a spacious family home. With its generous living spaces and picturesque surroundings, it is sure to appeal to a variety of buyers.













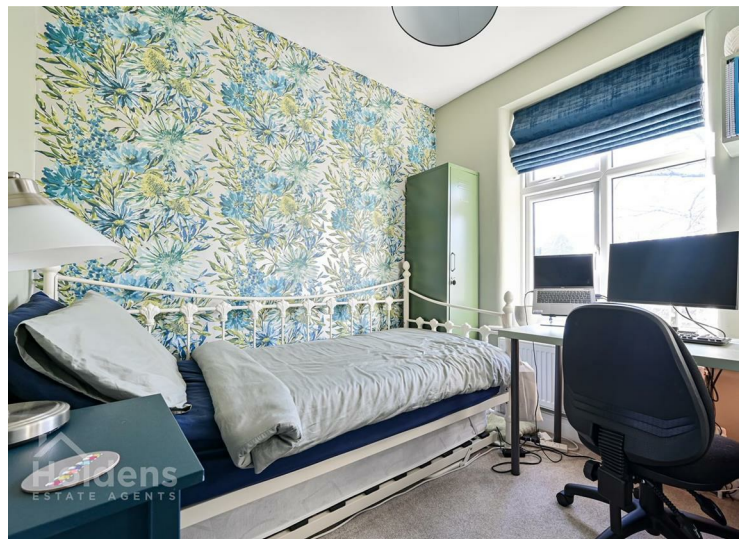














## Road Map



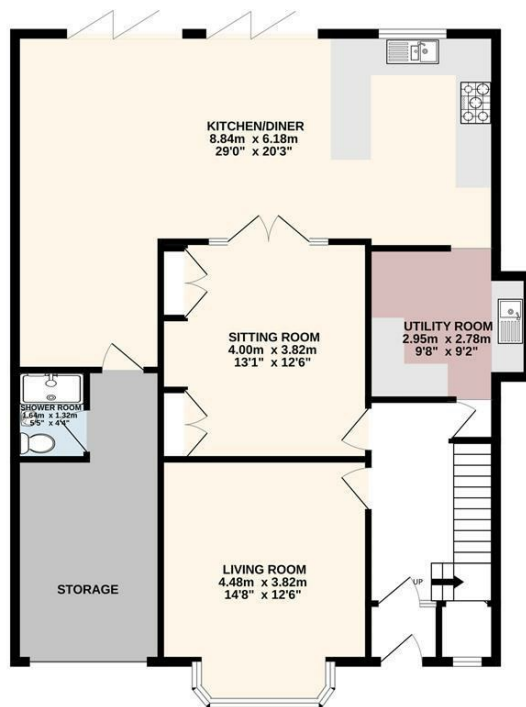
## Hybrid Map



## Terrain Map



GROUND FLOOR  
105.0 sq.m. (1130 sq.ft.) approx.



1ST FLOOR  
63.8 sq.m. (686 sq.ft.) approx.



TOTAL FLOOR AREA: 168.8 sq.m. (1817 sq.ft.) approx.  
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.  
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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

### **Misdescriptions Act**

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