



22 Salisbury Avenue, Grimsargh, Preston, PR2 5LF

£1,250 Per Month



Situated in the charming village of Grimsargh, Preston, this delightful three-storey house on Salisbury Avenue offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The two well-appointed reception rooms provide ample room for relaxation and entertaining, making it easy to host gatherings with friends and family.

The house features two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

Grimsargh is known for its strong sense of community, making it a wonderful place to call home. Residents enjoy the benefits of local amenities and the picturesque surroundings, which include parks and green spaces perfect for leisurely strolls. Additionally, the property boasts excellent commuter links, allowing for easy access to nearby towns and cities, making it an ideal choice for those who work in Preston or further afield.

This property presents a fantastic opportunity for anyone looking to settle in a friendly village with all the conveniences of modern living. Don't miss the chance to make this lovely house your new























## Road Map



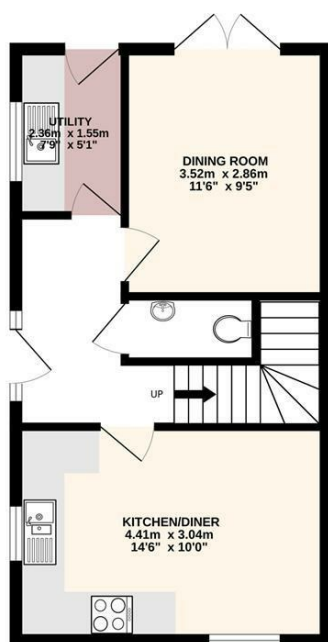
## Hybrid Map



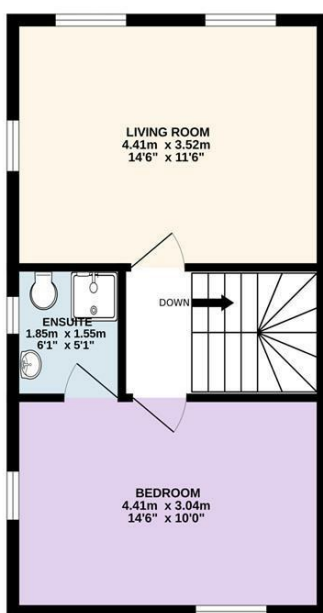
## Terrain Map



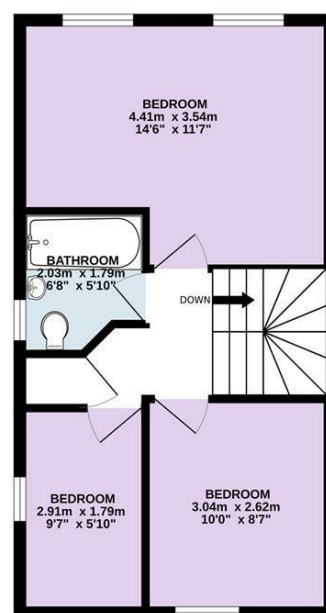
GROUND FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



1ST FLOOR  
37.1 sq.m. (399 sq.ft.) approx.



2ND FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 111.3 sq.m. (1198 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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