



12 Swarbrick Avenue, Grimsargh, Preston, PR2 5JJ

£409,950

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Holdens are delighted to present this spacious four-bedroom detached home, ideally situated in the heart of Grimsargh, Preston. This property is perfect for families looking for a comfortable and versatile living space.

Upon entering, you are greeted by three well-proportioned reception rooms. The welcoming living room is perfect for relaxation, while the formal dining room provides a setting for family meals and entertaining guests. Additionally, a home office offers a quiet space for work or study. The generous kitchen is well-appointed, making it a delightful area for cooking and gathering. A useful utility room and a convenient downstairs WC add to the practicality of this home.

Moving upstairs, you will discover four comfortable bedrooms. Two of these bedrooms come with en-suite bathrooms, providing added privacy and convenience. A modern family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Externally, the property boasts both front and rear gardens, ideal for outdoor activities and enjoying the fresh air. A detached garage and off-road parking further enhance the appeal of this home, making it suitable for families with multiple vehicles.

Grimsargh is a desirable village known for its friendly community atmosphere, excellent local amenities, and superb transport links. With nearby bus routes and easy access to the motorway network, commuting to Preston and beyond is a breeze. This property presents a fantastic opportunity for growing families seeking a welcoming home in a vibrant community. Don't miss your chance to make this delightful house your new home.













## Road Map



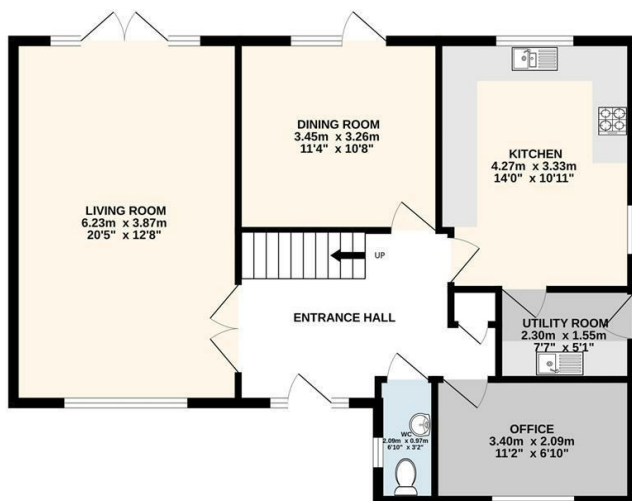
## Hybrid Map



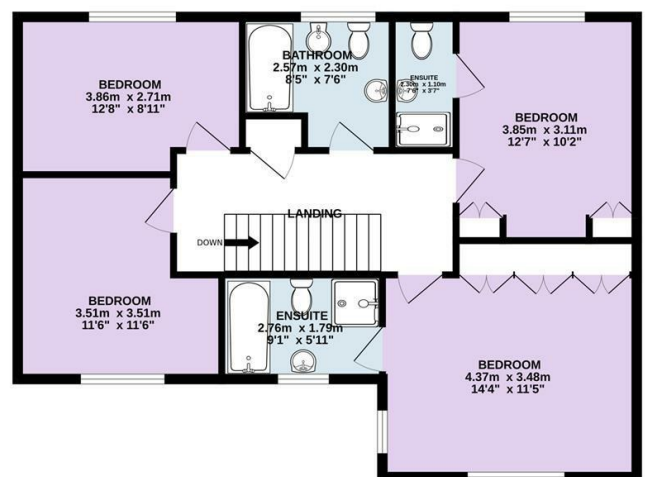
## Terrain Map



GROUND FLOOR  
73.7 sq.m. (793 sq.ft.) approx.



1ST FLOOR  
73.7 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 147.4 sq.m. (1586 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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