



5 Jeffrey Hill Close, Grimsargh, Preston, PR2 5BS

£249,950



Welcome to the market this beautifully presented four-bedroom semi-detached home, perfectly situated in the sought-after village of Grimsargh.

Ideally located close to local amenities, highly regarded schools, scenic countryside walks, and excellent transport links to Longridge, Preston, and the motorway network, this property offers both convenience and lifestyle appeal.

The home has been thoughtfully extended to the rear, creating a stunning open-plan kitchen, dining, and living space that opens out onto a private rear garden, perfect for family living and entertaining. To the front, there is ample off-road parking.

On entering, you are greeted by a welcoming entrance area leading to a spacious lounge, which flows seamlessly into the open-plan living area. Beyond this, there is a versatile ground-floor bedroom, currently used as a playroom, along with a downstairs shower room.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom.

Beautifully maintained and presented in turnkey condition, this home is ideal for first-time buyers, growing families, and a wide range of purchasers seeking a move-in-ready property in a desirable location.









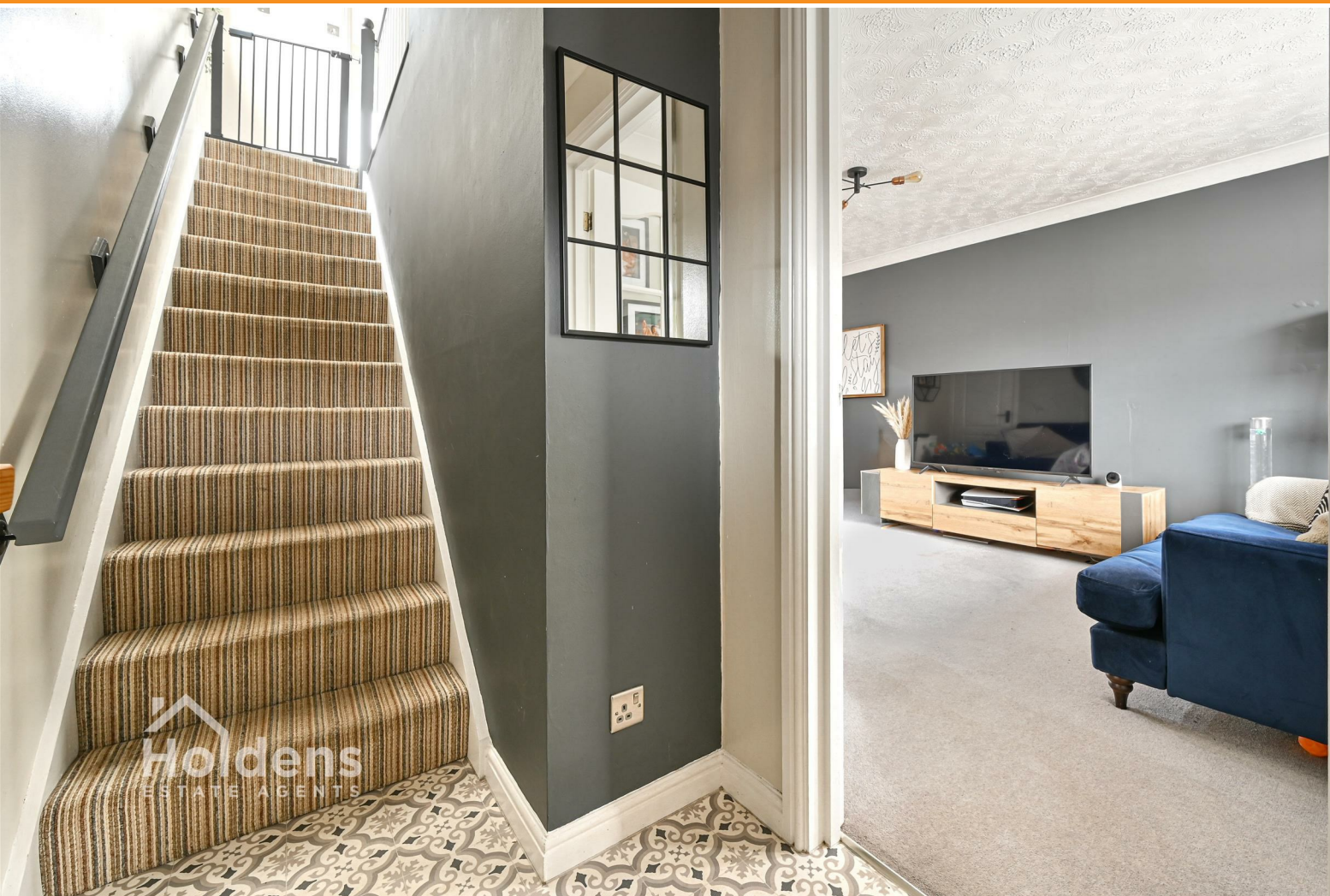


















## Road Map



## Hybrid Map



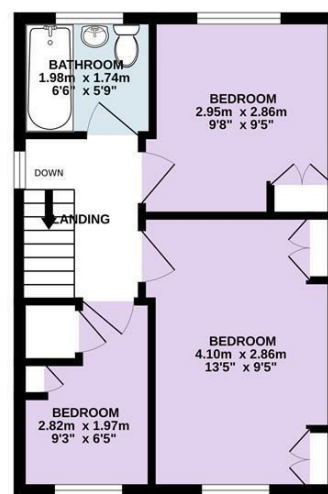
## Terrain Map



GROUND FLOOR  
52.1 sq.m. (561 sq.ft.) approx.



1ST FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA - 85.1 sq.m. (916 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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