



9 Waingate

Grimsargh, Preston, PR2 5RL



£269,950

Holdens are pleased to bring to the market this beautiful semi detached dormer bungalow in a popular residential area. Well maintained and presented by the current owners. The accommodation comprises of: entrance hallway, living room, kitchen/diner, bedroom 4/study, bathroom. First Floor: Master bedroom with en-suite, two further bedrooms. Gas central heating, double glazed. Wooden flooring through most of the ground floor rooms. To the front there is a lawned garden with planted borders, driveway parking for several vehicles leads to the detached garage. Good size rear garden with patio, lawn and planted borders, South/West facing. A super family home. Easy access in to Preston and motorway connections. Freehold. Council Tax Band C.





GROUND FLOOR

Entrance Hallway

uPVC double glazed front door and window to side, wood floor, access into kitchen/diner, living room, downstairs bedroom/study and bathroom, radiator, stairs to first floor.

Living Room

16'11" x 12'8" (5.160m x 3.869m)

Living flame gas fire, wood floor, uPVC double glazed French doors and windows to rear, radiator.

Kitchen/diner

16'11" x 8'4" (5.1585m x 2.544m)

Wall and base units, five ring gas hob, cooker, extractor, stainless steel sink with drainer, tiled splashbacks, space for washing machine and fridge freezer, tiled floor, radiator, uPVC double glazed windows and door, wall mounted boiler.

Bedroom 4/study

11'4" x 9'7" (3.471m x 2.940m)

uPVC double glazed window to front, radiator, laminate floor.

Bathroom

4'9" x 11'4" (widest) (1.469m x 3.470m (widest))

Bath with overhead shower and screen, basin with pedestal, WC, tiling to walls, tiled floor, chrome radiator, uPVC double glazed window to side, downlights.

FIRST FLOOR

Landing

Access into three bedrooms, loft access.

Bedroom 1

8'3" x 12'4" (2.537m x 3.778m)

uPVC double glazed window to front, radiator, ensuite and fitted storage.

En-suite

5'5" x 5'0" (1.666m x 1.541m)

Shower, basin with pedestal, WC, tiled floor, window, downlights, towel radiator.

Bedroom 2

12'8" x 8'8" (3.885m x 2.666m)

Velux window, fitted storage, radiator.

Bedroom 3

9'8" x 9'0" (2.9525m x 2.756m)

uPVC double glazed window to front, radiator.

EXTERNALLY

Lawn to front, driveway providing off-road parking leading to garage at rear, gated access to side, stone patio and lawn to rear.

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



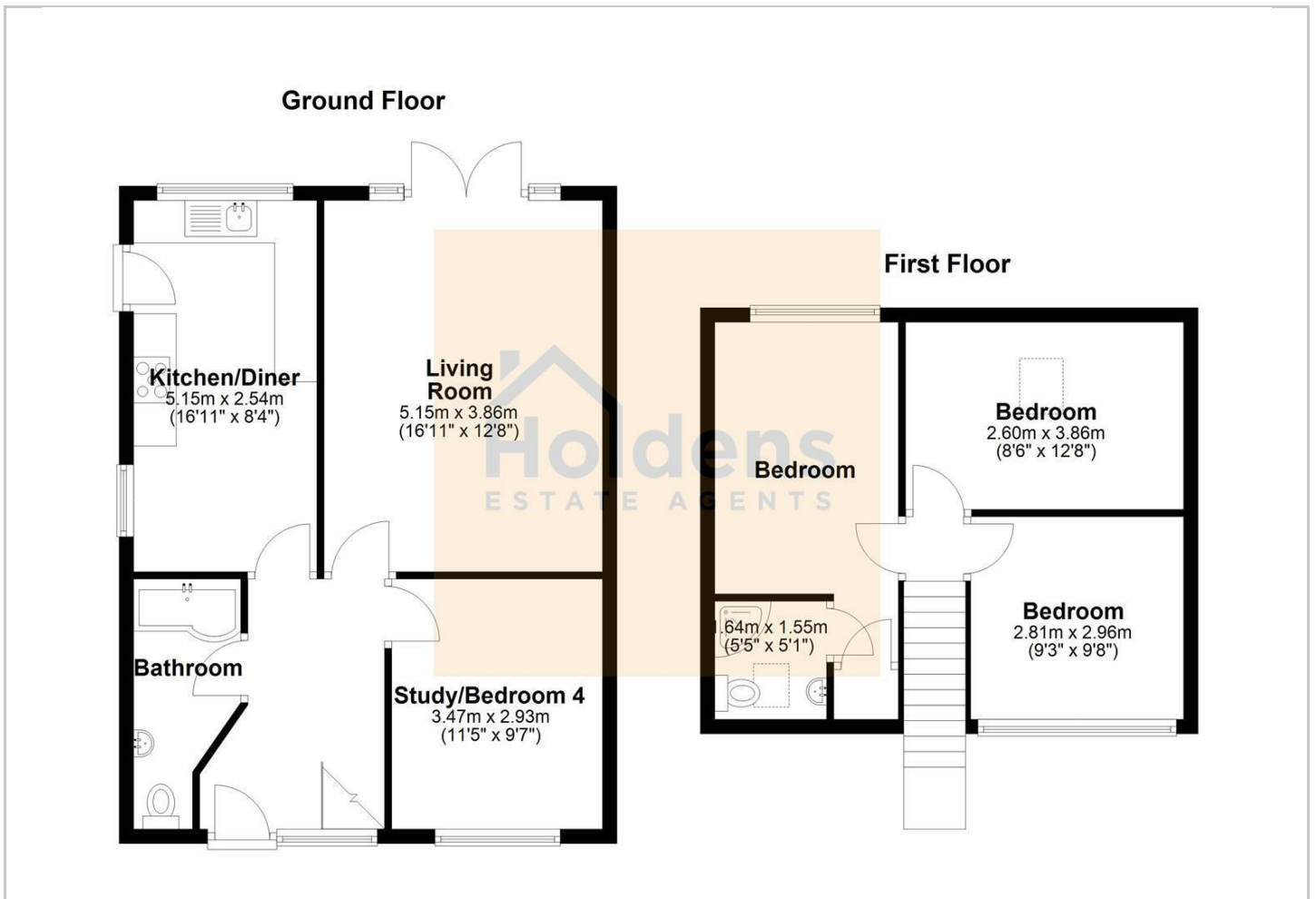
Hybrid Map



Terrain Map



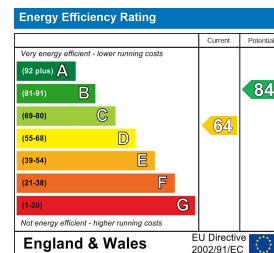
Floor Plan



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



Misdescriptions Act

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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