

# Property Details

2 Crofts Drive, Grimsargh,  
Preston, Lancashire, PR2 5LW

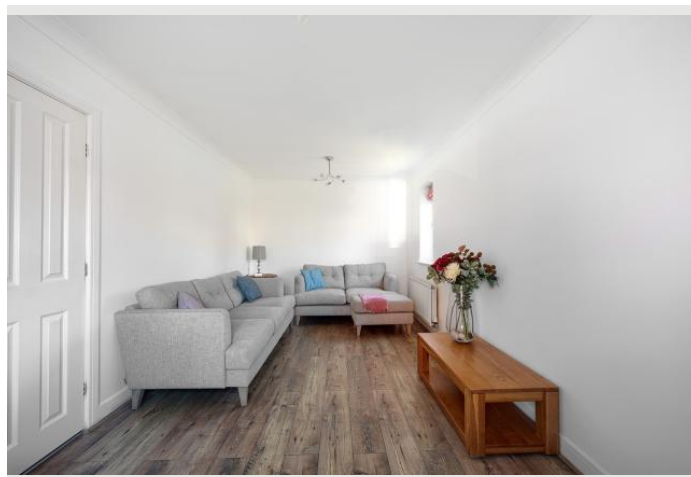
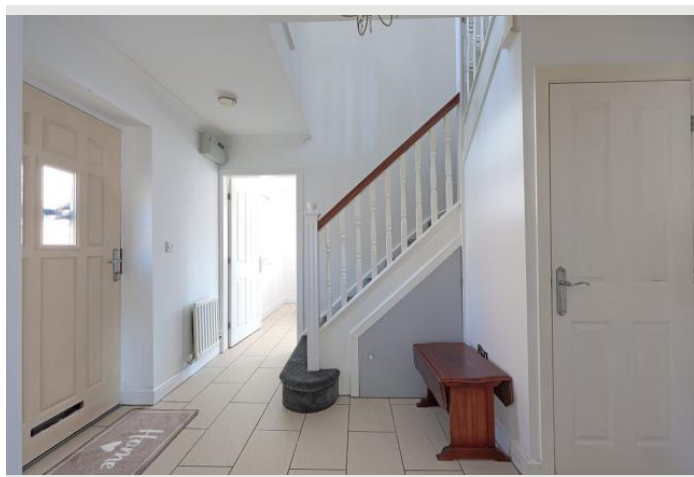
OIRO **£235,000**





# Property Photos

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW

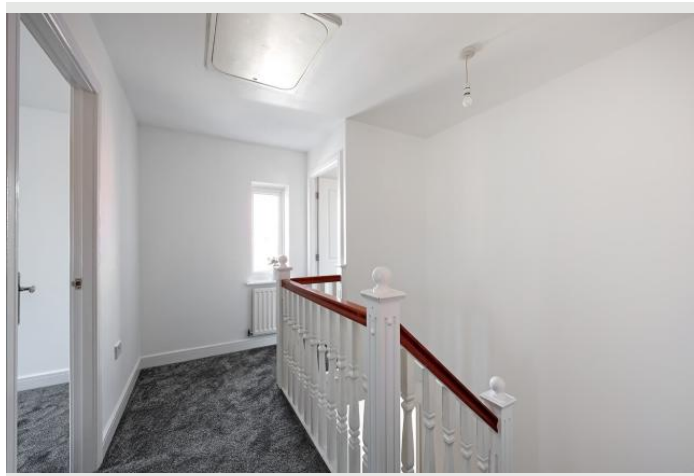
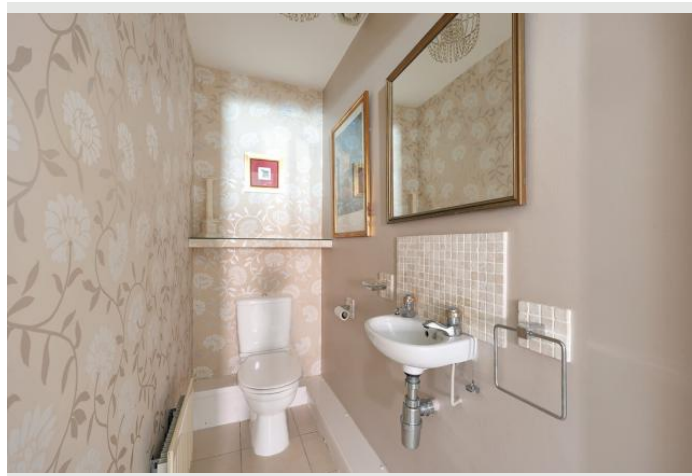


Creation Date

01/05/2025

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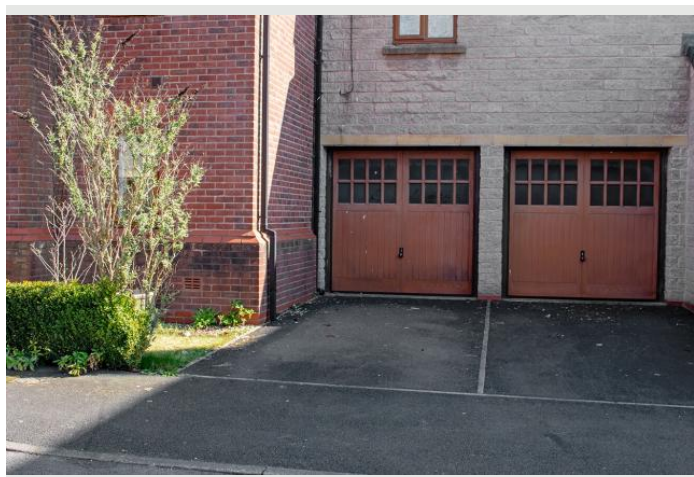


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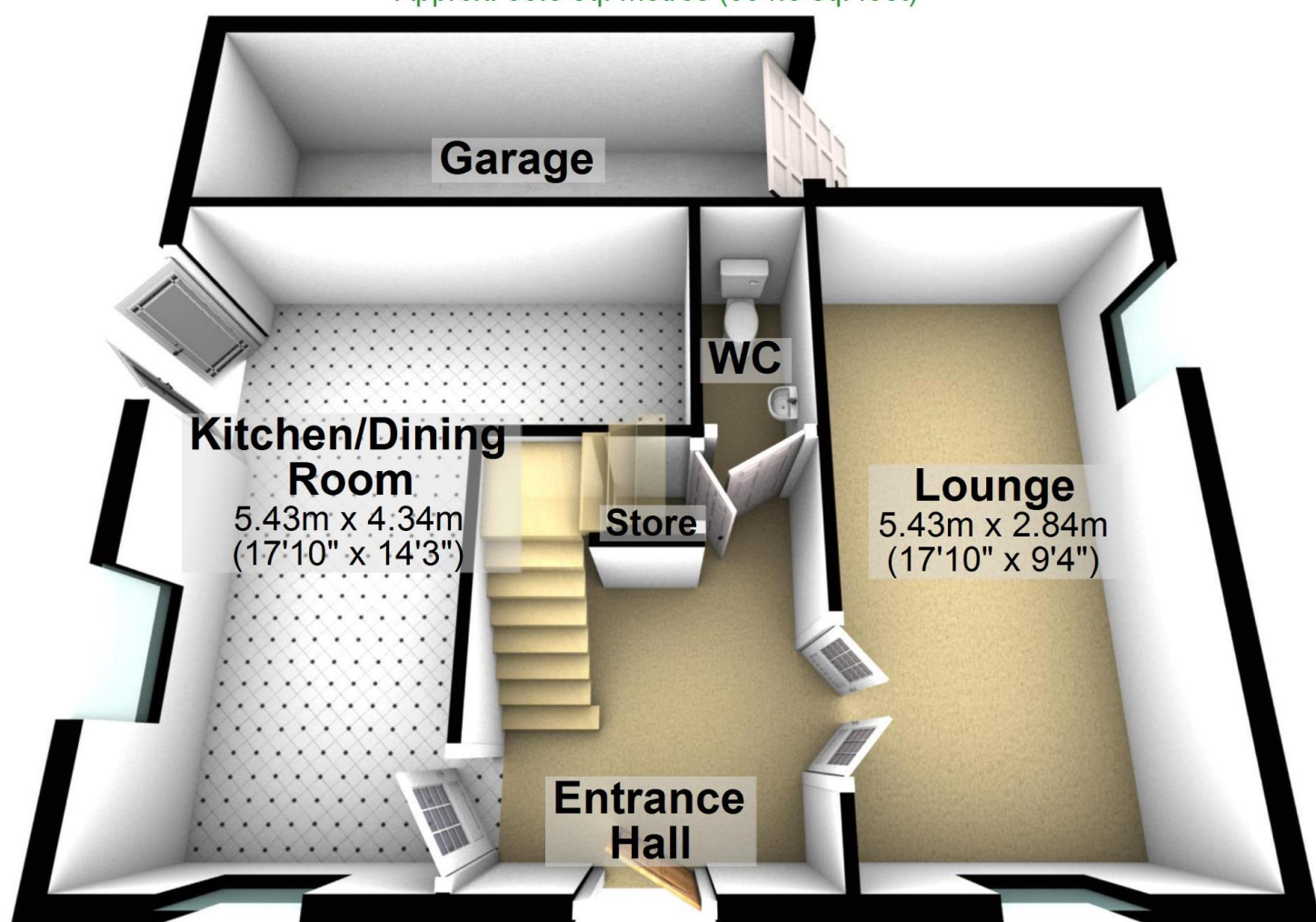
**01/05/2025**

# Property Floor Plans

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW

## Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



Total area: approx. 100.2 sq. metres (1078.4 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

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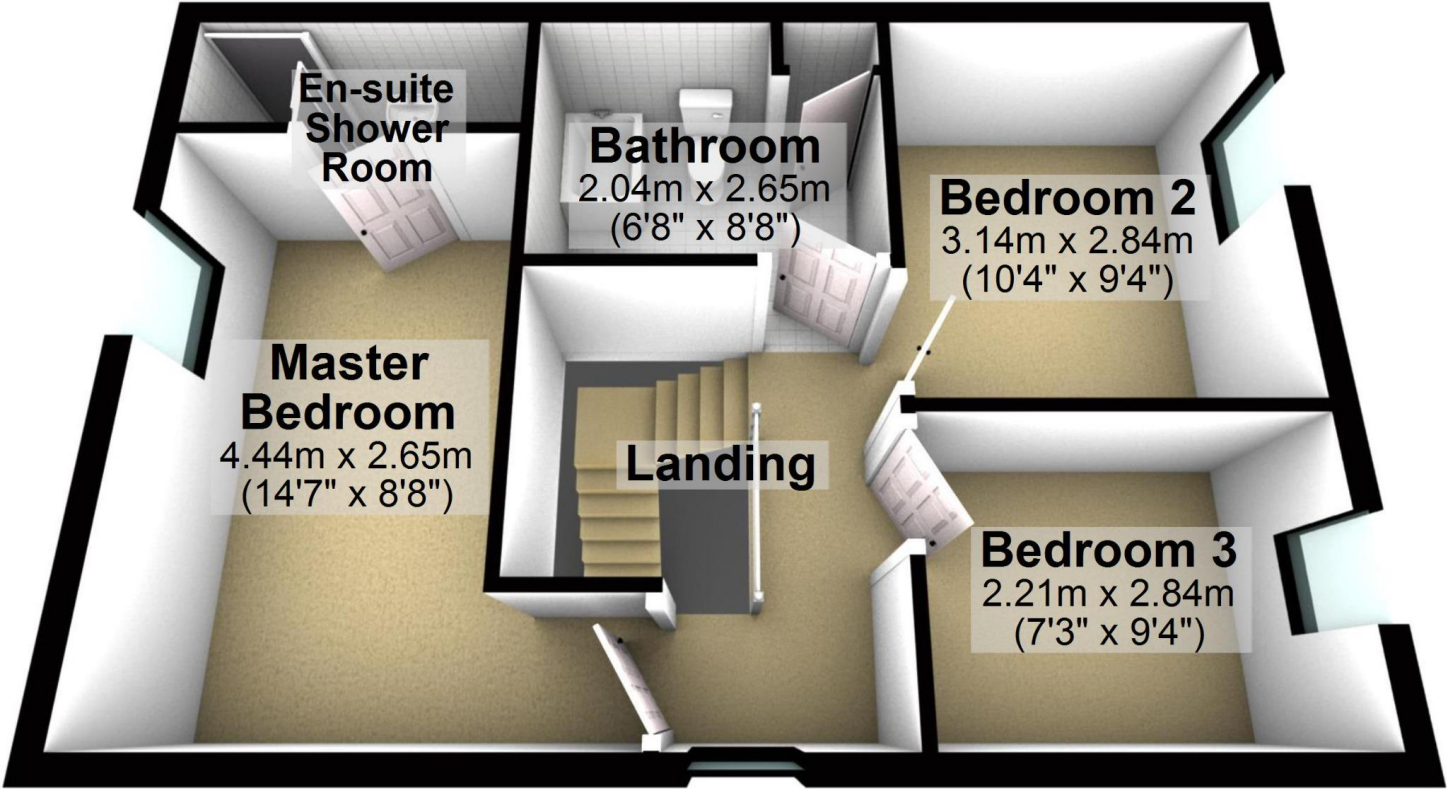


# Property Floor Plans

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## First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)

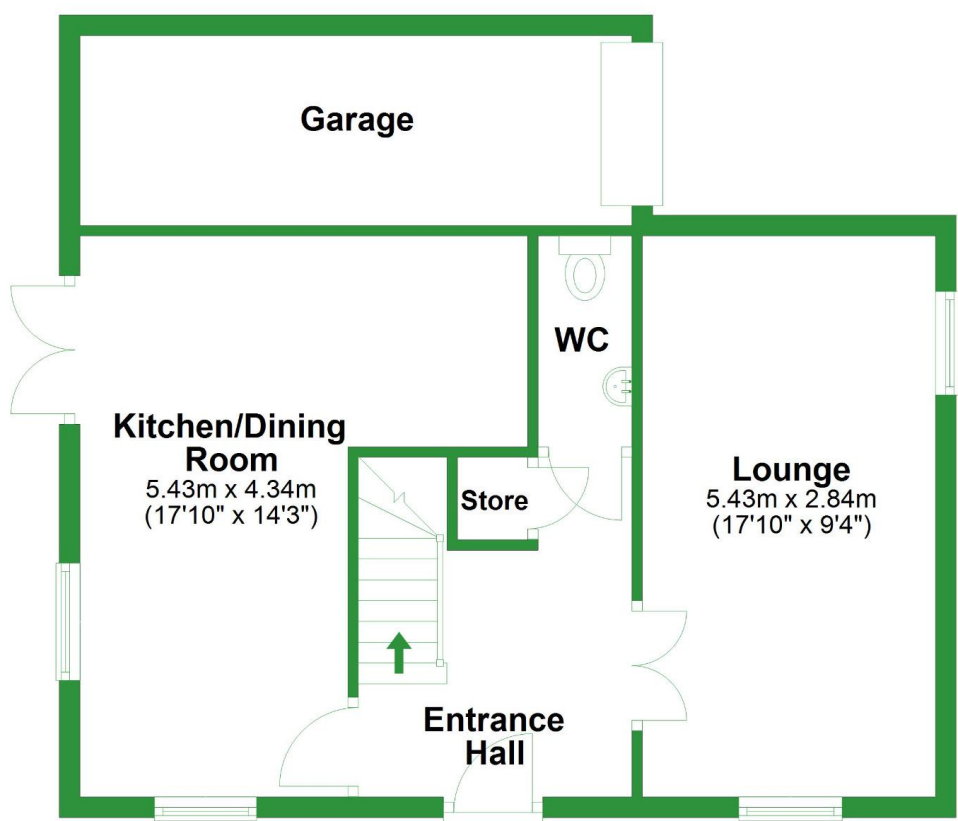


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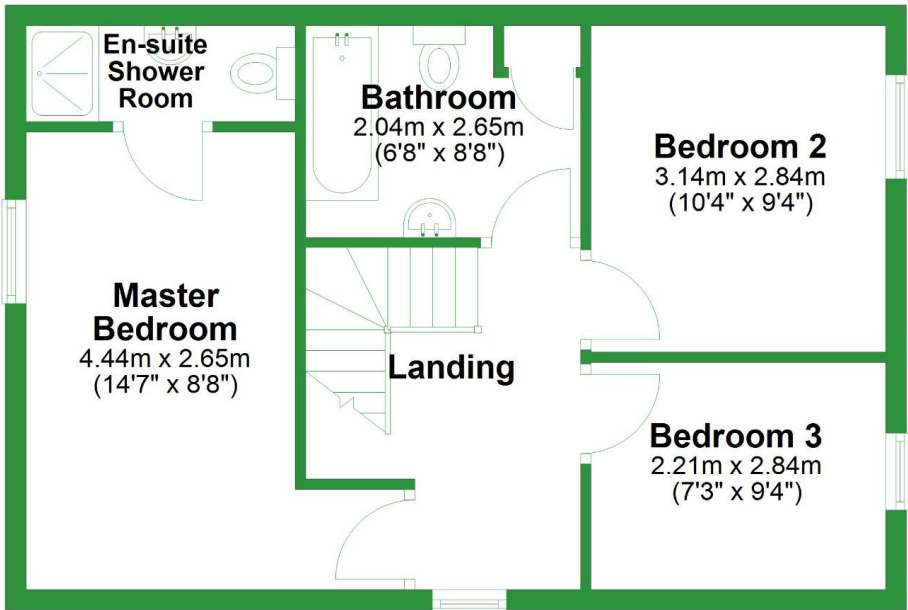


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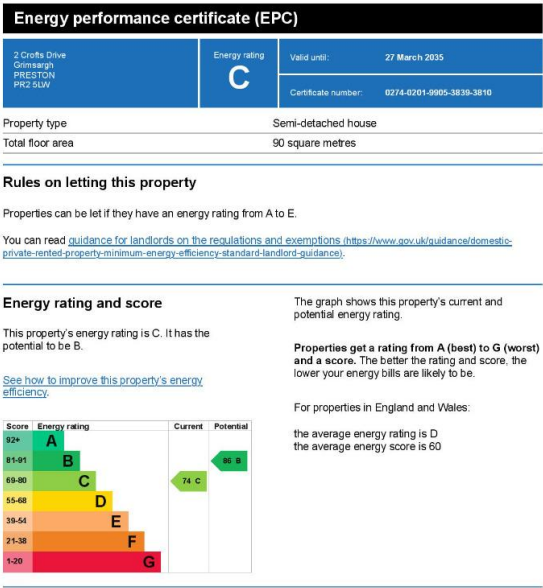
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# Property EPC

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW





# Property Info

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
1078.4
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

# Property Info

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC, FTTP
Accessibility
-
Restrictions
-
Condition
Some work needed
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-



# Property Info

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Ground Rent Percentage Increase
-
Service Review Period (Year)
-
Lease End Date
-
Price Qualifier
OIRO
Price
£235,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

# Property Features

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW

## Feature 1

Three Bedroom

## Feature 2

Link Detached

## Feature 3

Open Plan Kitchen Diner

## Feature 4

Master Bedroom With Ensuite

## Feature 5

Private Garden

## Feature 6

Garage With Parking

## Feature 7

Sought After Location

## Feature 8

Close To Local Amenities

## Feature 9

Close To Major Transport Links

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# Property Description

2 Crofts Drive, Grimsargh, Preston, Lancashire, PR2 5LW

## **Three-Bedroom Link-Detached Home in Sought-After Grimsargh Development.**

Nestled within a highly sought-after development in the charming village of Grimsargh, this well-proportioned three-bedroom link-detached home presents an excellent opportunity for first-time buyers or a small family looking to put their own stamp on a property. This home is brimming with potential.

### Key Features

- Sought-after location in Grimsargh
- Lounge filled with natural light
- Open-plan kitchen diner with garden access
- Downstairs WC for added convenience
- Master bedroom with ensuite
- Two additional bedrooms and a three-piece family bathroom
- Private rear garden with a seating area
- Garage and off road parking
- Close to local amenities and transport links

### Agents Perspective

This home offers a fantastic opportunity for buyers looking to create their ideal living space. The property's layout, location, and generous outdoor space make it a fantastic investment. With some modern updates, this could be transformed into a stunning family home in a prime village setting. A bright and airy lounge, benefits from an abundance of natural light, whilst the kitchen diner provides a fantastic social hub with ample space for dining and entertaining.

Upstairs, the master bedroom features its own ensuite shower room, while two further bedrooms offer flexible accommodation for family living or home working. A three-piece family bathroom completes the first floor. Externally, the property enjoys a private rear garden with a dedicated seating area, perfect for summer evenings. The garage provides parking and storage.

### Clients Perspective

Although we didn't live in the property ourselves, we believe the location, on a quiet and

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friendly street, offers a warm sense of community and a beautiful place to call home. Weve always viewed it as an ideal first home or a small family home and charming retreat for a more relaxed lifestyle.

## The Area

Grimsargh is a picturesque village known for its strong sense of community, excellent local amenities, and easy access to Preston and the surrounding countryside. The village boasts well-regarded primary schools, local shops, a post office, and welcoming pubs. With beautiful green spaces, including Grimsargh Wetlands Nature Reserve, and convenient transport links to the M6, its an ideal location for families and commuters alike.

If you're looking for a home in a desirable location with potential to add your own style, this property is a must-see