

Property Details

8 Waingate, Grimsargh, Preston,
Lancashire, PR2 5RL

OIRO £225,000



Property Photos

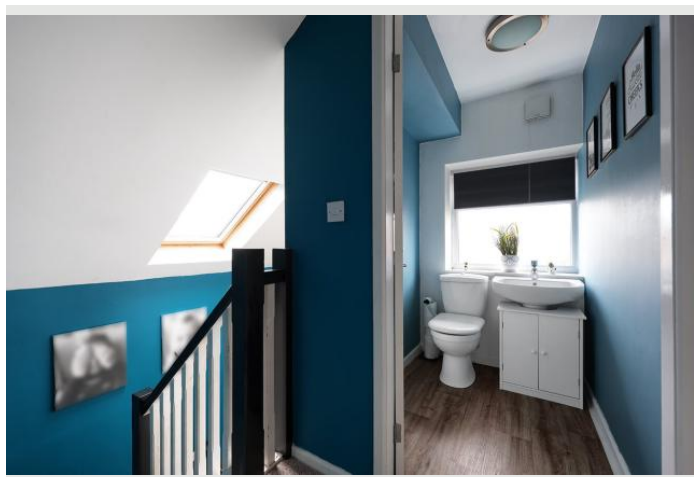
8 Waingate, Grimsargh, Preston, Lancashire, PR2 5RL



Creation Date
24/10/2025

Property Photos

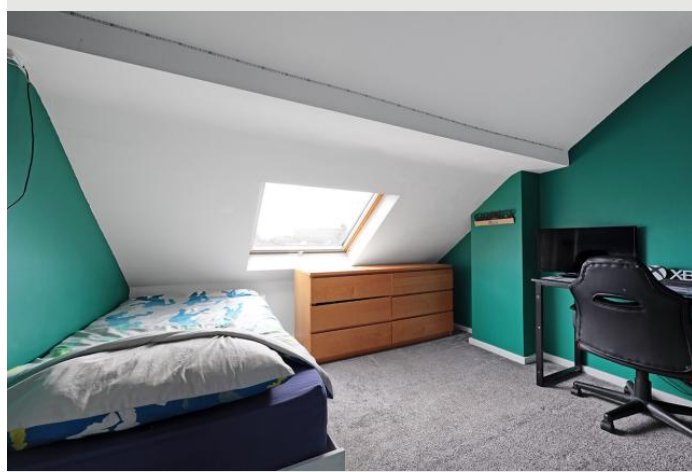
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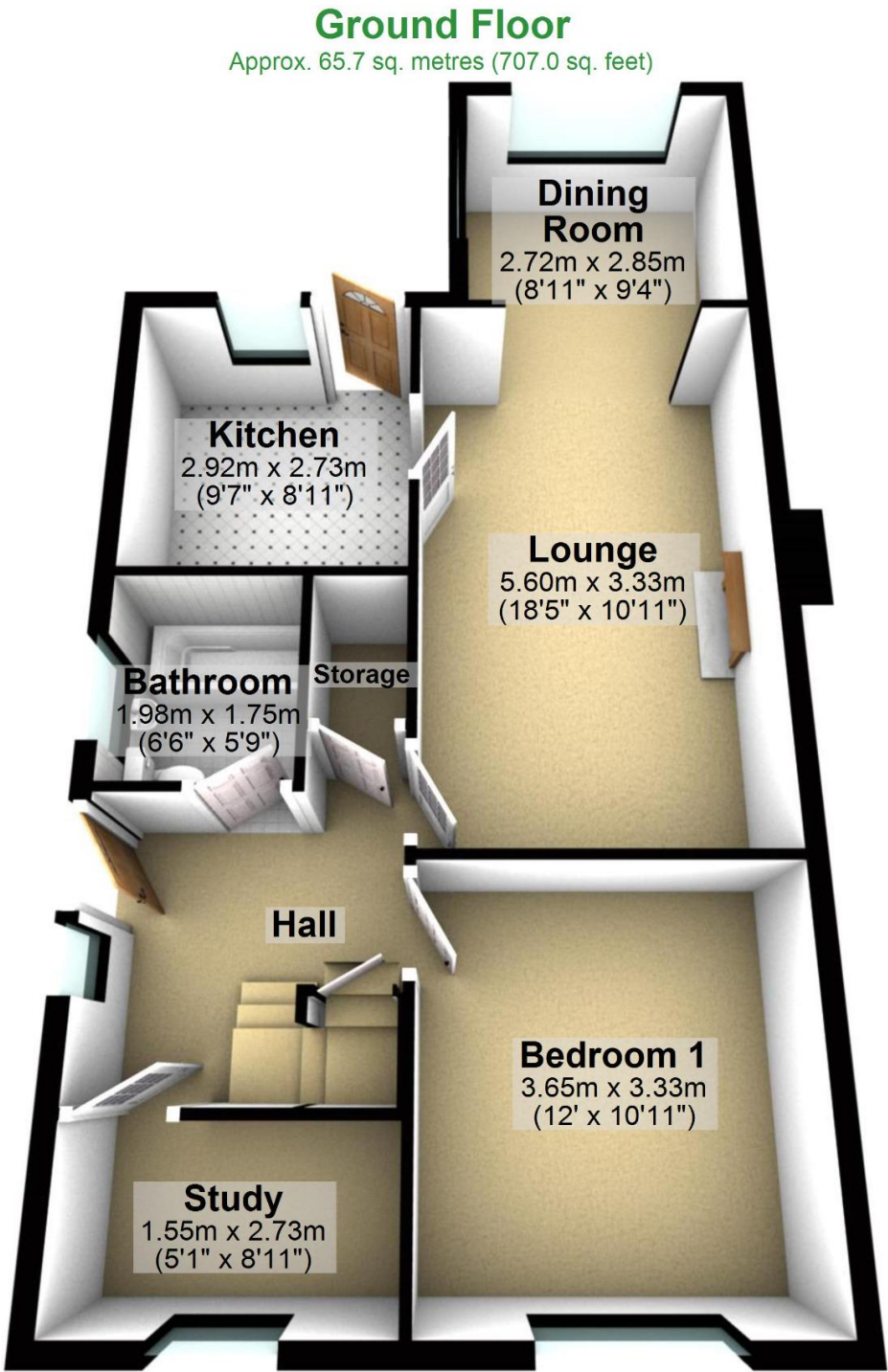


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Property Floor Plans

8 Waingate, Grimsargh, Preston, Lancashire, PR2 5RL

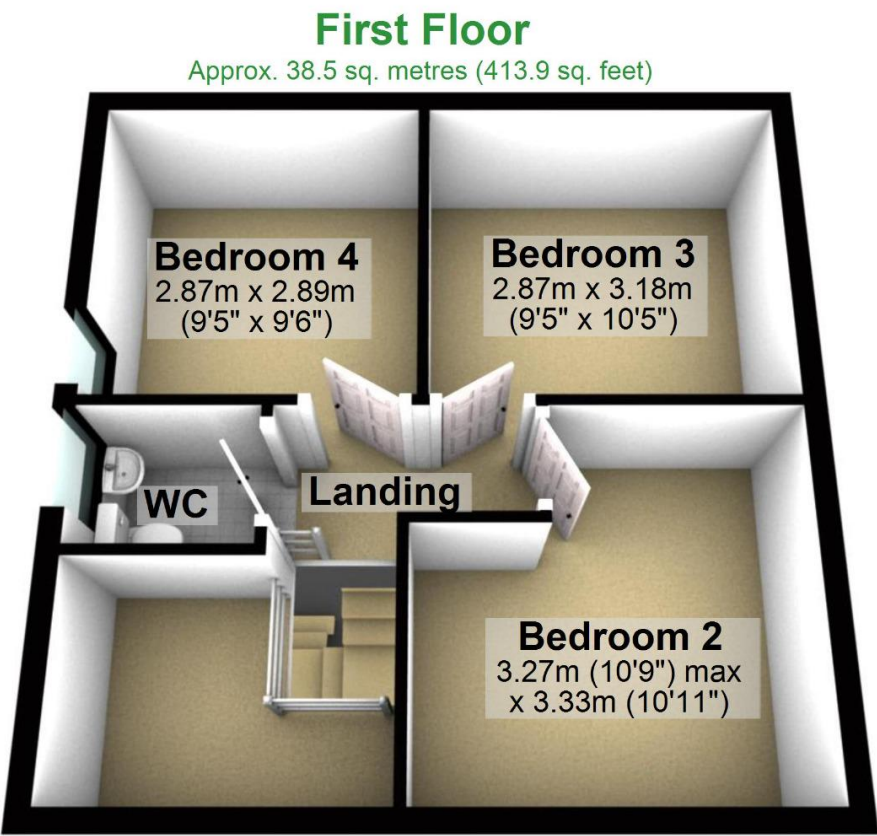


Total area: approx. 104.1 sq. metres (1120.9 sq. feet)

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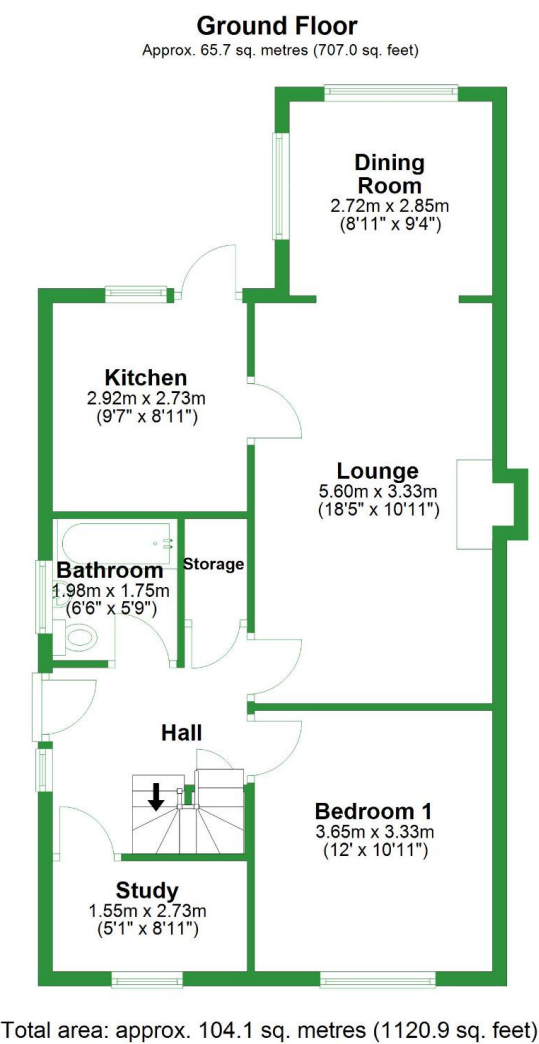
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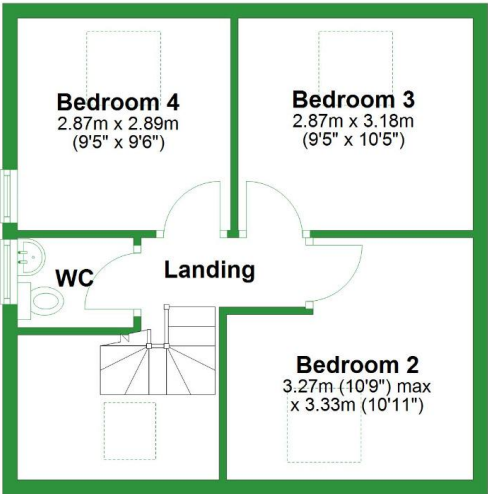


Property Floor Plans

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First Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



Property EPC

8 Waingate, Grimsargh, Preston, Lancashire, PR2 5RL

Energy performance certificate (EPC)

8 Waingate
Grimsargh
PRESTON
PR2 5RL

Energy rating

C

Valid until:

29 September 2035

Certificate number:

0711-1201-5605-7057-0304

Property type

Semi-detached house

Total floor area

102 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Propertysee get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score | Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

74 C

81 B

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Property Info

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Property Type
House
Property Style
Semi-Detached
Bedrooms
4
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1120.9
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

8 Waingate, Grimsargh, Preston, Lancashire, PR2 5RL

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
£225,000
Land Size
-
Age of Property
-
Year Built
-
New Home
No

Property Features

8 Waingate, Grimsargh, Preston, Lancashire, PR2 5RL

Feature 1

Four Bedroom Semi-detached

Feature 2

Open Plan Lounge And Dining Area

Feature 3

Main Bedroom And Bathroom Located On The Ground Floor

Feature 4

Large Driveway To The Front

Feature 5

Private Rear Garden With Outbuilding

Feature 6

Quiet Location

Feature 7

Chain Free

Property Description

8 Waingate, Grimsargh, Preston, Lancashire, PR2 5RL

A Four-Bedroom Chain Free Semi-Detached Property in Grimsargh- Chain Free

Chain Free Four-Bedroom Semi-Detached Property in Grimsargh

Key Features

- Open plan lounge and dining area
- Main bedroom on the ground floor with the family bathroom
- Three further bedrooms
- Separate WC
- Private rear garden with a patio and outbuilding
- Large driveway to the front
- Quiet location
- Primary school within walking distance
- Short drive to Longridge for amenities
- Chain free

This semi-detached property on Waingate, Grimsargh, offers a flexible layout to suit a variety of needs. On the ground floor, there's a bright open-plan lounge and dining area, a separate kitchen, and a study. The main bedroom is also conveniently located on this level, along with the family bathroom. Upstairs, you'll find three further bedrooms and a separate WC. Outside, the home benefits from a generous driveway to the front and a private rear garden with a patio area, low maintenance garden and an outbuilding, perfect for a workshop, office or general storage.

From the Agent's Perspective:

This property offers a great balance of practicality and location. The open-plan lounge and dining area creates a light, sociable space that works well for everyday life and for entertaining. Having the main bedroom on the ground floor adds flexibility, making it ideal for different lifestyles. The garden provides plenty of space for relaxing or family activities, while the large driveway means parking is never an issue. With shops, schools, transport links, and countryside walks all within easy reach, it's a home that's ready to move into and enjoy.

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From the Client's Perspective:

We have lived in the property for seven years and love its central location – just a five-minute walk to all the local amenities Grimsargh has to offer, whether that's a shop, hair salon, or park. It's a friendly, quiet neighbourhood, with local schools and a church only a few minutes' walk away, plus a bus route conveniently located on the main road. Our decision to move is solely because we are relocating to the family farm.

Additional Information

Tenure- Freehold

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

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