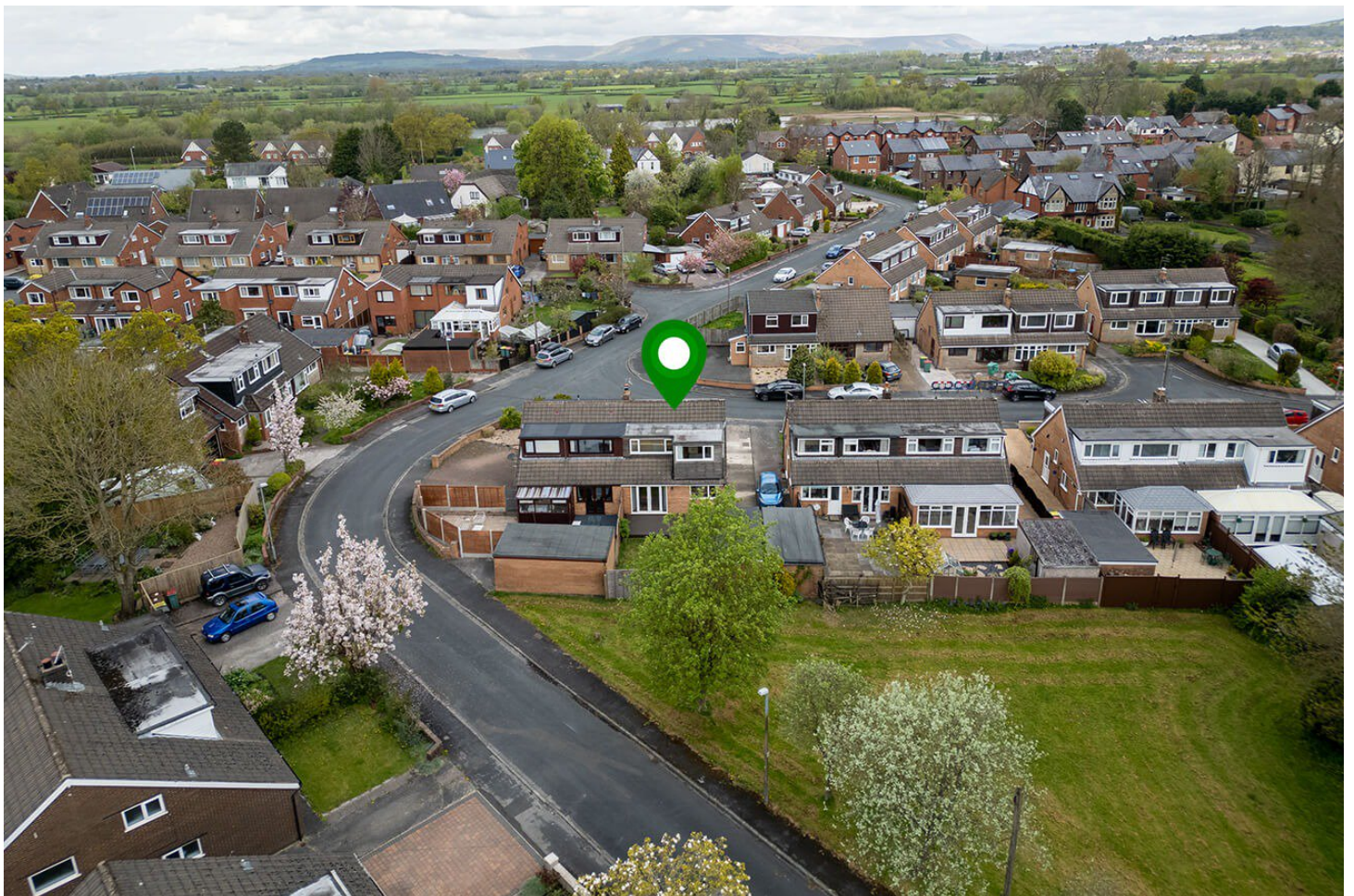


# Property Details

30 Lindale Avenue, Grimsargh,  
Preston, Lancashire, PR2 5LL

OIRO **£239,950**





# Property Photos

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL



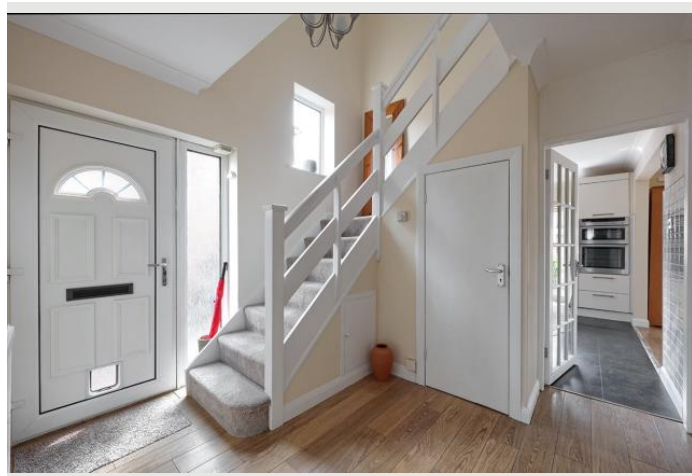
Creation Date

26/04/2025



# Property Photos

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL



Creation Date

26/04/2025

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30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL



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26/04/2025

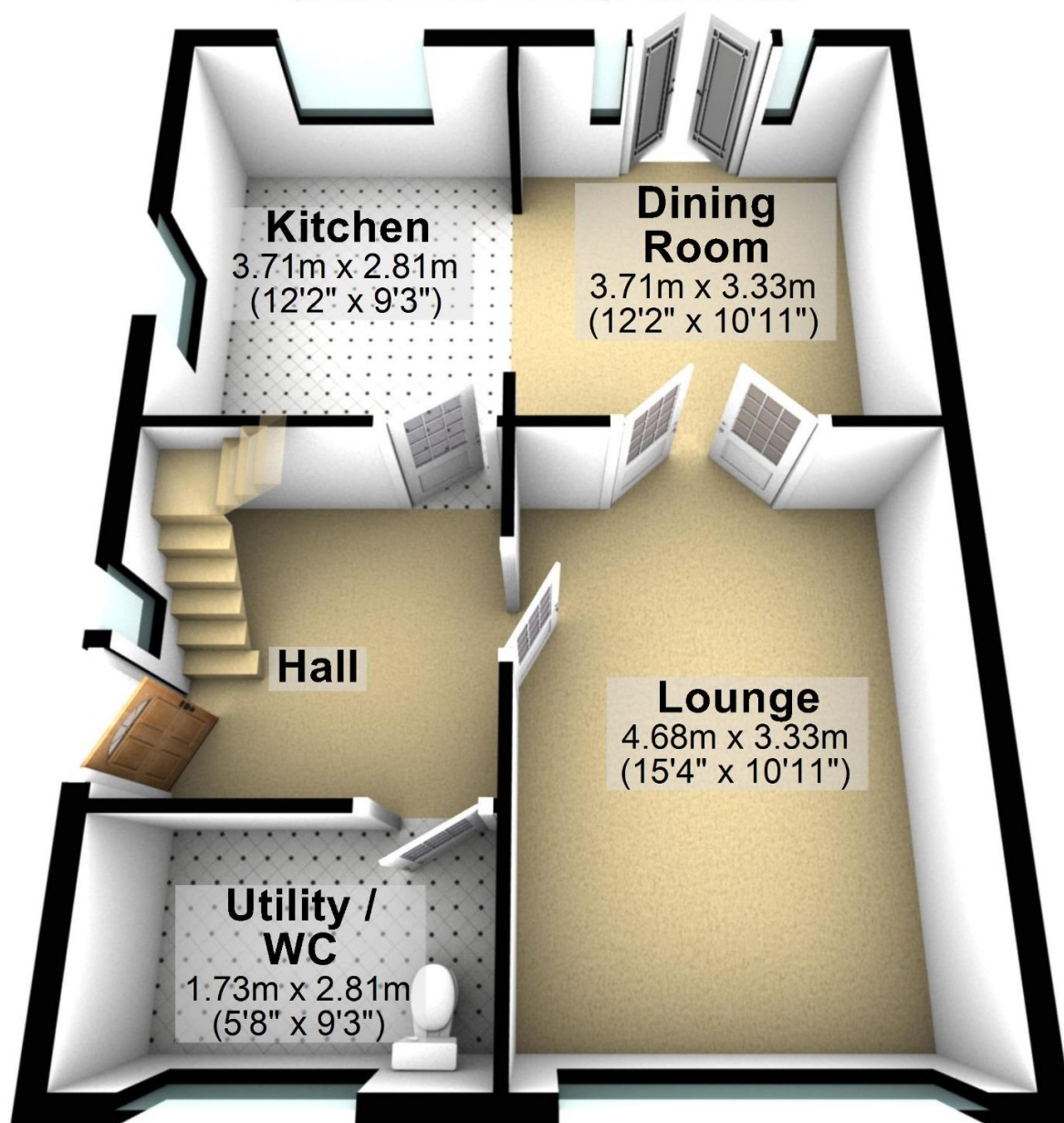


# Property Floor Plans

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

## Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



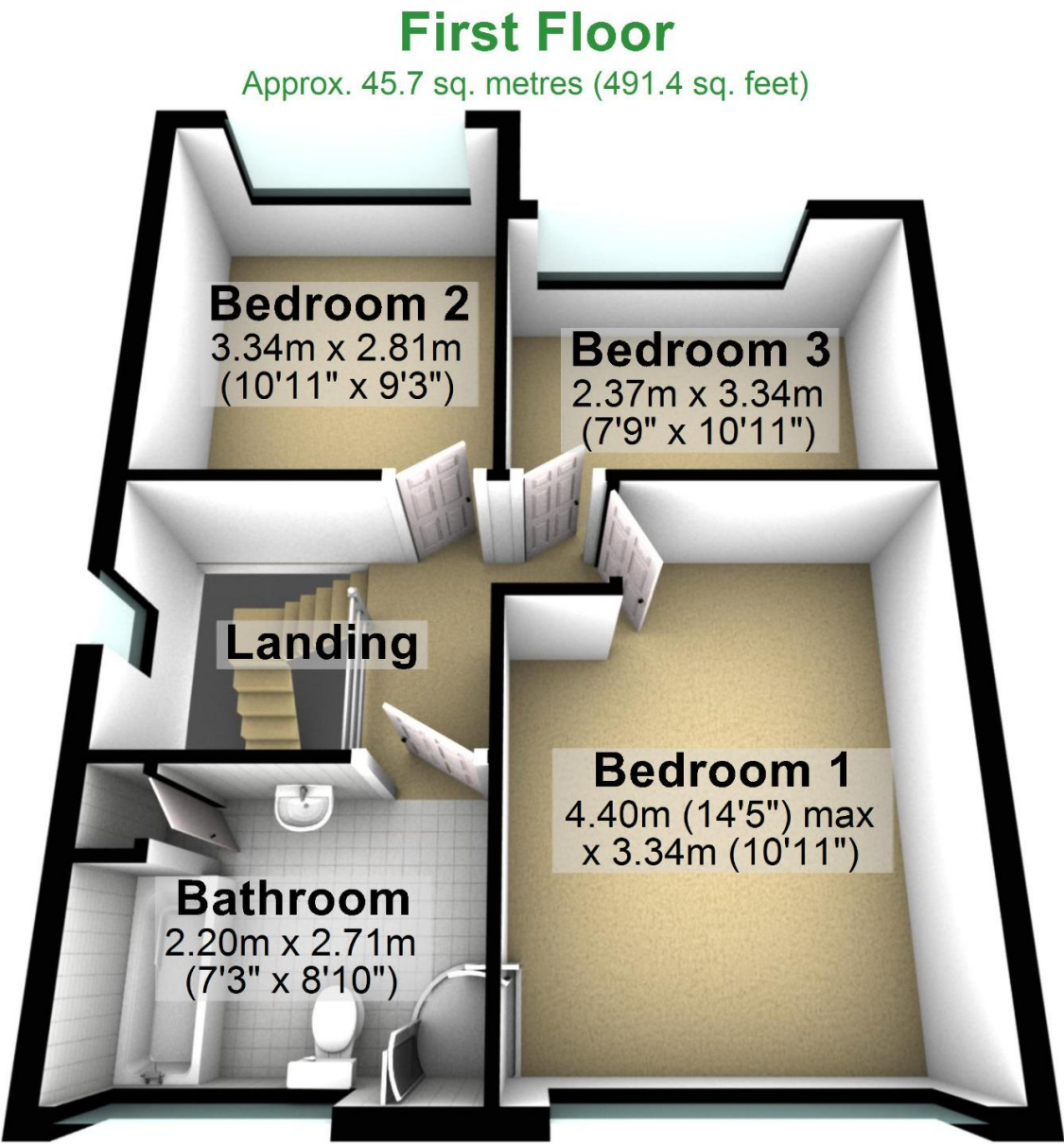
Total area: approx. 98.7 sq. metres (1062.2 sq. feet)

Creation Date

**26/04/2025**

# Property Floor Plans

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

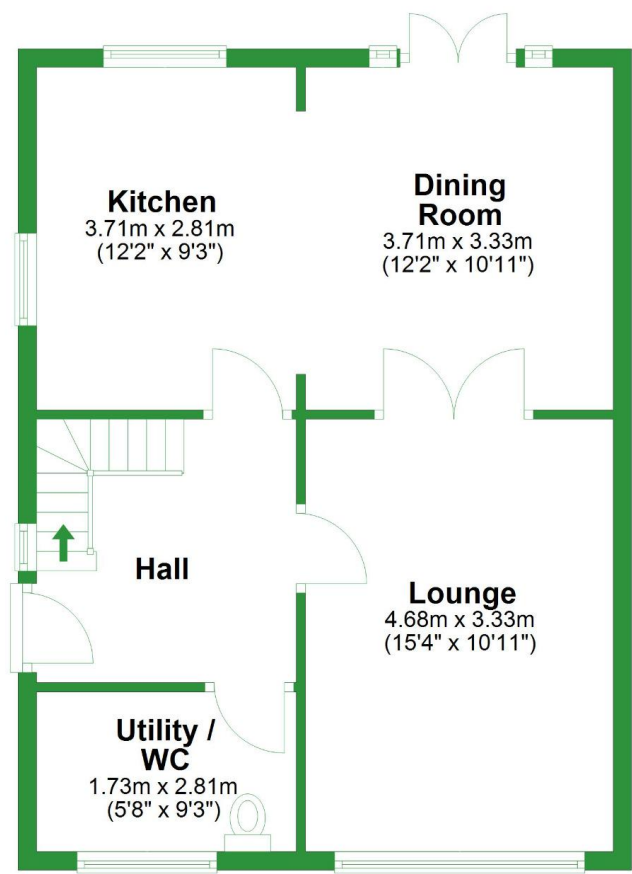


# Property Floor Plans

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

## Ground Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



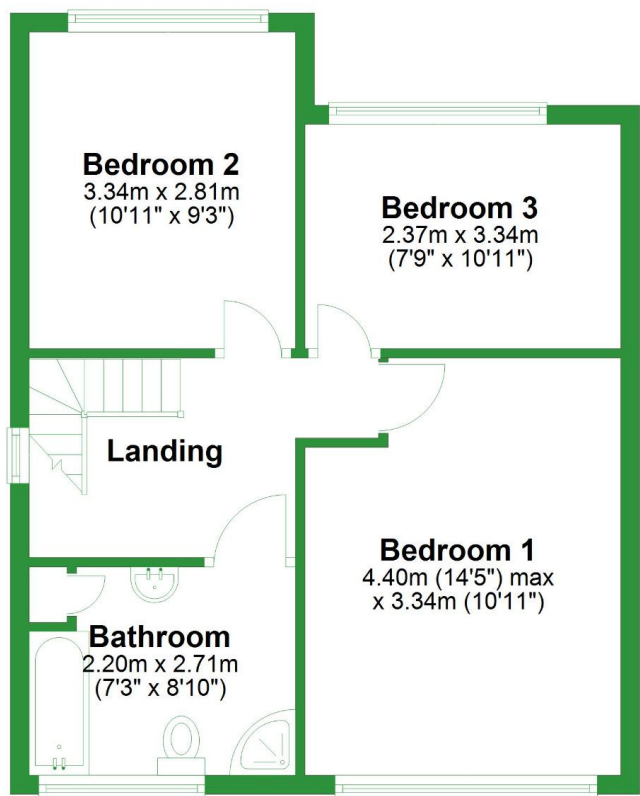
Total area: approx. 98.7 sq. metres (1062.2 sq. feet)

# Property Floor Plans

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

## First Floor

Approx. 45.7 sq. metres (491.4 sq. feet)





# Property Info

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
1
Receptions
2
Tenure Type
Freehold
Floor Area
1062.2
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

# Property Info

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

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



# Property Info

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

OIRO

Price

£239,950

Land Size

-

Age of Property

-

Year Built

-

New Home

No

# Property Features

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

## Feature 1

Three Bedrooms

## Feature 2

Open Plan Lounge/dining Room

## Feature 3

Well Presented

## Feature 4

South Facing Rear Garden

## Feature 5

Quiet Cul-de-sac Location

## Feature 6

Village Location Of Grimsargh

## Feature 7

Utility Room And Downstairs Wc

## Feature 8

Local Amenities Nearby

Creation Date

**26/04/2025**



# Property Description

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

## A Welcoming Family Home in a Lovely Village Setting

A Welcoming Family Home in a Lovely Village Setting

### Key Features

Three bedrooms

Semi-detached property

Bright open plan kitchen/dining room

Utility room and WC

South-facing rear garden with decking

Large driveway and garage

Quiet cul-de-sac location

Local amenities nearby including village shops, pubs, primary school and church.

Motorway links to the M6

Village location

This three-bedroom semi-detached home on Lindale Avenue, Grimsargh, is a great find for anyone looking for space, comfort, and a convenient location. Inside, you'll find a bright lounge, a spacious open plan kitchen and dining area, a handy utility room with a WC, three bedrooms, and a family bathroom. Outside, there's a good-sized rear garden with decking and a patio, a front garden, a driveway, and a garage.

### From the Agent's Perspective:

We really like this property for its easy layout and the way the living and dining spaces flow together. The open plan kitchen and dining area is perfect for families or those who like to have friends over. The rear garden is well-kept and offers both a decked space and a patio, great for sitting out or entertaining. The garage and driveway are big pluses too, making parking simple. It's located in a peaceful spot within Grimsargh.

### From the Client's Perspective:

We've lived on Lindale Avenue since 2005, so it's been nearly 20 years. During that time, we've both lived in and rented out the house while working in different locations. We're

### Creation Date

**26/04/2025**

# Property Description

30 Lindale Avenue, Grimsargh, Preston, Lancashire, PR2 5LL

now selling as we've built a home abroad and plan to move there full-time.

What we've loved most is the peacefulness of the cul-de-sac surrounded by greenery, not overlooked front or back, and always full of light. The neighbourhood has a true village feel, with easy access to the M6, local shops, and even a farmers' market.

Over the years, we've made thoughtful changes to the home: opening up the layout, adding a spacious bathroom, three double bedrooms, and a bright kitchen/diner with patio doors leading to a sunny, south-facing garden. The garage is big enough for both a car and a hobby workspace it's been a truly versatile and happy home.

## Additional Information

Tenure- Freehold

Council tax band - C

Heating- Gas central heating

Electric- Mains

Drainage - Mains

Creation Date

**26/04/2025**