



9 Park Way Close, Grimsargh
Preston

£475,000

FAMILY HOME IMMACULATE CONDITION* MUST BE VIEWED*

This superb detached property is sure to appeal to anyone looking for a home in the popular village of Grimsargh. Comprises briefly to the ground floor an entrance hall, generous kitchen diner/family room with a utility room off, downstairs cloaks and an office/ living room.

All enquiries, viewings and any other aspects of the sale are being handled exclusively by our partner agent Go Estate Agency, Longridge.



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To the first floor you will find a spacious master suite with a dressing area and large ensuite shower room. There are 3 further good sized bedrooms, bedroom two with an ensuite, plus a family bathroom.

Externally to the front of the property you will find a lawned area with a pathway to the front door, and to the side a driveway leading to a detached garage. To the rear of the property there is a flagged patio area, a lawn surrounded by mature hedges. A side gate leads to the driveway.

The village has a good community feel and has a public house, local shop along with further retail outlets. There is also a couple of primary schools and places of worship in the village along with a village hall and a social club. There is a large park with children's play area and cricket pitch and plenty of walks locally, not forgetting Grimsargh Wetlands nature reserve. There is a regular bus to nearby Longridge where you will find further amenities and medical professionals. This bus also runs to Preston where there is a main line railway station.

Ground Floor

Entrance Hall

Stairs to the first floor with under stairs storage. Doors to the WC, Living room and Kitchen diner. External door to the front.

Kitchen/Diner/Family Room

A range of modern fitted wall and base units and complimenting work surface. A breakfast bar area. Integral appliances, under counter sink, electric oven and induction hob with extractor over. Ample space for a dining table and sitting area. Windows to the front and sides. French style doors lead to the rear patio. Door to utility room.

Utility Room

With fitted wall and base units. Stainless steel sink. Plumbed for washer, space for dryer. Door to the rear.

Living room/Office

Generous room with a wall divide between the living space and office area. Windows to the front and rear.

Cloakroom

Window to the front. Basin and WC.

First Floor

Landing

Doors to bedrooms and family bathroom. Cupboard housing boiler.

Bedroom One

Window to the side aspect. Dressing area with built in wardrobes. Door to the ensuite.

Ensuite

Large walk in shower, wash basin and WC.

Bedroom Two

Window to the front aspect. Built in wardrobes. Door to ensuite.

Ensuite

Walk in shower, wash basin and WC.

Bedroom Three

Window to the rear.

Bedroom Four

Window to the front.

Family Bathroom

Externally

Front garden

Flagged path to front door with lawn to either side and decorative hedge. Drive way to the side offering off road parking with additional parking to the left of the property.

Rear Garden

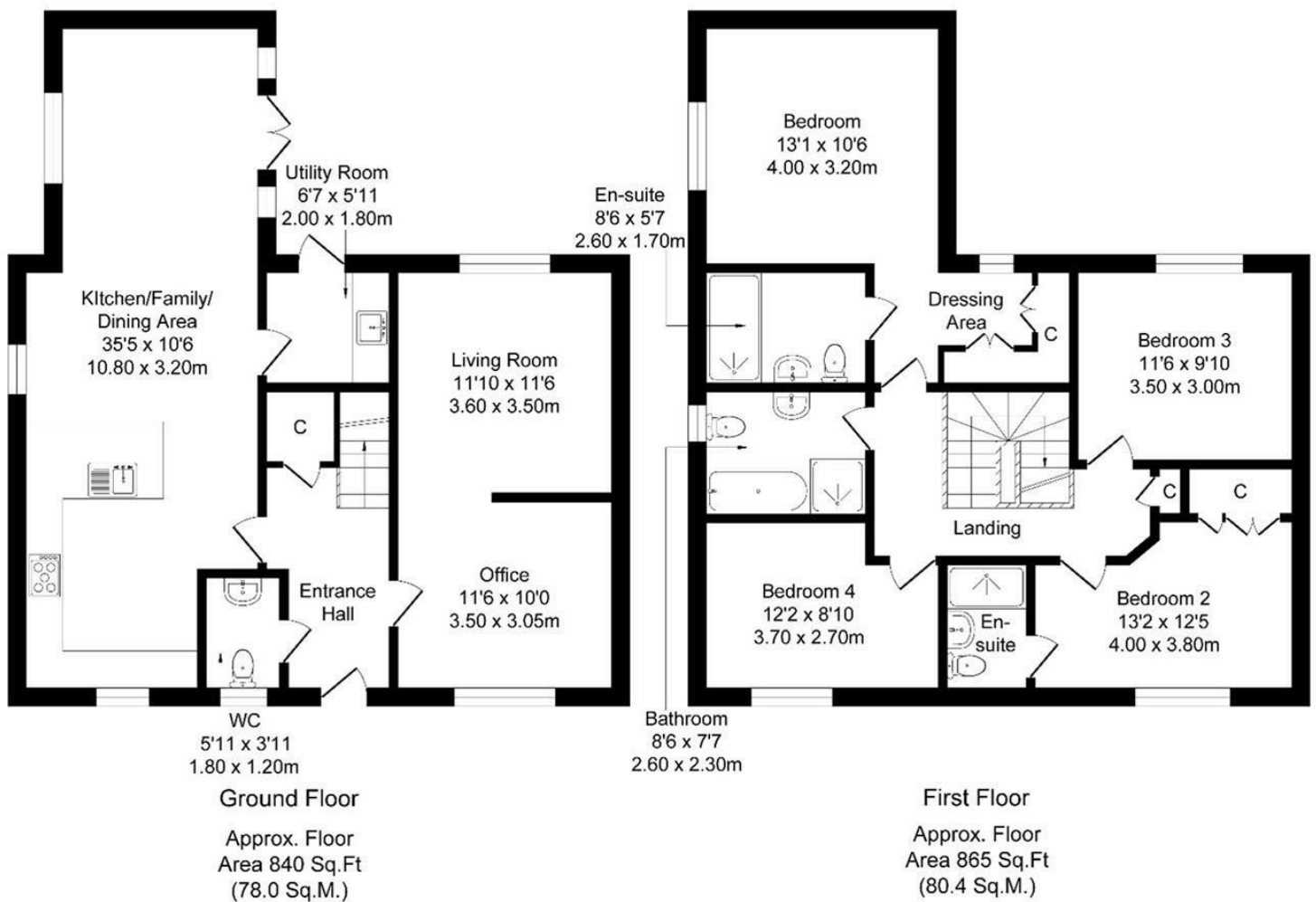
Enclosed with fences and mature hedge. Lawned area. Flagged patio area. Gate to drive way and garage.

Garage

Single detached garage.

Park Way Close, Grimsargh
Total Approx. Floor Area 1705 Sq.ft. (158.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





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