



Salisbury Avenue, Grimsargh, PR2 5LF

£249,995

PRICED TO SELL NOW!!! Stunning end town house on popular development. Modern fittings throughout with 3 reception rooms, breakfast kitchen, 4 well proportioned bedrooms plus contemporary bathroom, en suite & WC. MUST BE VIEWED!!!



# 14 Salisbury Avenue, Grimsargh, PR2 5LF

We are delighted to offer for sale this extended and much improved end town house located in a private courtyard position on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Outstanding' and 'Good' Primary and secondary schools.

The property has undergone a programme of improvements and upgrades and now offers quality family accommodation over 3 floors. As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen with quartz worktops and integrated appliances plus a contemporary bathroom, en suite and WC. Items of particular note include the conservatory to the rear, fitted wardrobes to 2 bedrooms plus alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, dining room, breakfast kitchen, conservatory and WC. There is a lounge plus master bedroom with en suite off the first floor landing. The top floor hosts a further 3 bedrooms and a family bathroom.

The property benefits from well presented gardens with patio, decking area plus artificial lawn plus external tap and power. There is parking plus a single garage.

Tenure - Freehold  
Council Tax - Band D

The property comprises.

## GROUND FLOOR

### Entrance Hall

With tiled floor plus under stairs store.

### Dining Room 11'4"(max) x 9'1"(max) (3.46m(max) x 2.77m(max))

With carpets and blinds.

### Breakfast Kitchen 14'6" x 10'3" (4.43m x 3.14m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops, upstands and breakfast bar plus glass splash back. With integrated double oven, microwave, induction hob, hood, fridge freezer, dishwasher and washing machine plus 1.5 sink and mixer tap. With tiled floor, feature radiator and recessed spot lights.

### Conservatory 9'6" x 5'10" (2.92m x 1.79m)

With Amtico flooring.

### WC 6'10" x 4'10" (2.10m x 1.49m)

Having contemporary white sanitary ware with tiling and floor tiling.

## FIRST FLOOR

### Landing

With fitted carpets.

### Lounge 14'6" x 11'3" (4.44m x 3.44m)

With recessed spot lights, carpets and blinds.

### Bedroom 1 14'6" x 10'4" (4.43m x 3.16m)

With fitted wardrobes, recessed spot lights, carpets and blinds.

### En Suite 6'8"(max) x 4'11"(max) (2.05m(max) x 1.50m(max))

Having contemporary white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and Amtico flooring.

## SECOND FLOOR

### Landing 2

With fitted carpets. Access to airing cupboard.

### Bedroom 2 14'6"(max) x 11'5"(max) (4.43m(max) x 3.50m(max))

A light dual aspect room with fitted wardrobes and vanity plus recessed spot lights, carpets and blinds.

### Bedroom 3 10'4" x 8'5" (3.15m x 2.59m)

A light dual aspect room with carpets and blinds.

### Bedroom 4 10'6" x 5'9" (3.22m x 1.77m)

With carpets and blinds.

### Bathroom 6'9" x 5'6" (2.08m x 1.69m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator and recessed spot lights.

## EXTERNAL

The property benefits from well presented gardens with patio, decking area plus artificial lawn plus external tap and power. There is parking plus a single garage.





