




Holdens
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1 Swarbrick Avenue, Grimsburgh
£510,000


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1 Swarbrick Avenue

Grimsargh, Preston

Spacious five-bedroom detached home in Grimsargh Village with two en suites, modern kitchen, conservatory, garage, ample parking, and easy motorway access. Ideal for family living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached House
- Large Kitchen/Diner/Living area
- Five Bedrooms
- Large Living Room
- Two en suite bedrooms
- Conservatory
- Front & rear gardens
- Detached garage & parking
- Easy motorway access
- Convenient village location





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Entrance Porch

Wooden front door, uPVC double glazed windows to side, radiator, wood floor, doors to two cupboards and hallway

Hallway

Wooden floor, radiator, stairs to first floor, doors to kitchen/diner/living, living room, groundfloor WC, bedroom

Kitchen/living/diner

27' 4" x 19' 5" (8.34m x 5.93m)

Tiled floor to kitchen/dining area, Wooden floor to living area, base units, wall units and worktops, one and a half bowl sink and drainer, integrated dishwasher, integrated washing machine, integrated fridge/freezer, Range Master five ring gas hob with oven and extractor, two radiators, uPVC double glazed windows to front and rear, uPVC double glazed French doors to rear, wooden single glazed doors to conservatory, cupboard housing the boiler.

Conservatory

12' 3" x 11' 11" (3.73m x 3.64m)

uPVC double glazed windows all round and ceiling, uPVC double glazed French doors to rear garden, tall radiator and electric radiator.

Living room

19' 9" x 15' 9" (6.02m x 4.80m)

Wooden flooring, wood burner, uPVC double glazed windows to front and side, two radiators.

Downstairs WC

8' 0" x 4' 9" (2.45m x 1.45m)

Wooden flooring, uPVC double glazed window to side, WC, pedestal wash hand basin, radiator.

Snug/Lounge/Games Room

14' 3" x 10' 7" (4.34m x 3.22m)

Wooden flooring, uPVC double glazed windows to rear, radiator.

First Floor

Landing

uPVC double glazed windows to front, attic access, doors to five bedrooms, bathroom, cupboard with water tank.



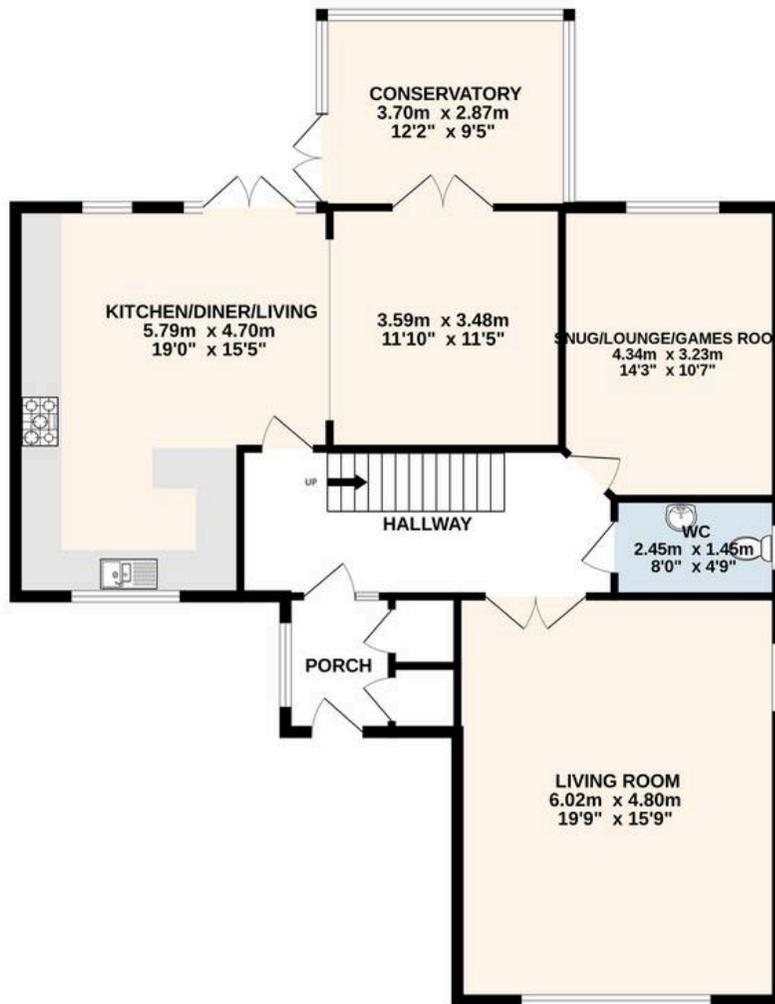




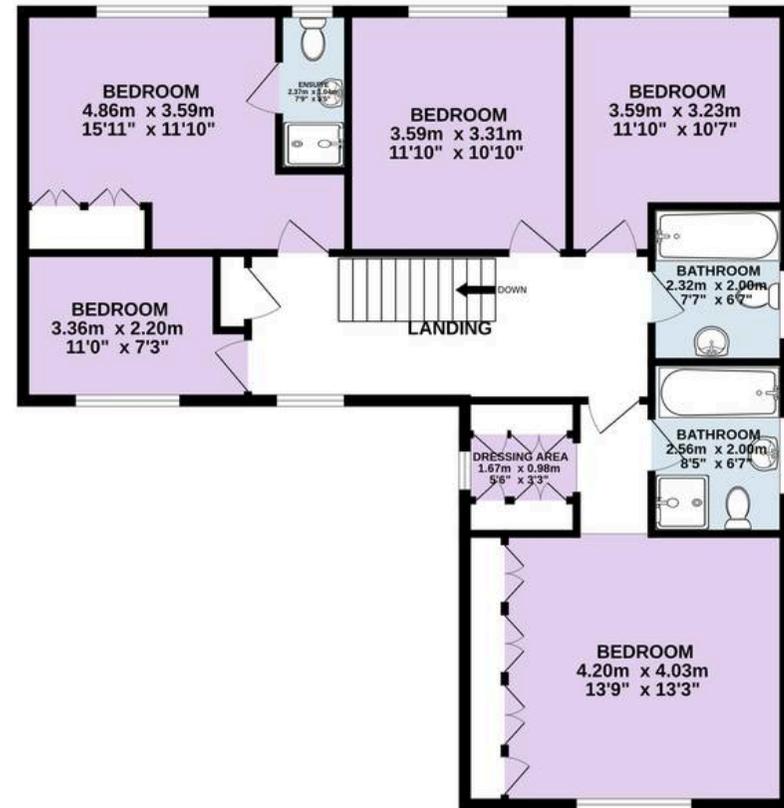
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GROUND FLOOR
110.7 sq.m. (1192 sq.ft.) approx.



1ST FLOOR
95.0 sq.m. (1022 sq.ft.) approx.



TOTAL FLOOR AREA : 205.7 sq.m. (2214 sq.ft.) approx.

Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.

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