



Holdens  
ESTATE AGENTS

4 Aylesbury Court, Grimsargh  
£264,950

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## 4 Aylesbury Court

Grimsargh, Preston

Beautifully presented 3-bed semi in a quiet spot with spacious kitchen/diner, ensuite master, garage, driveway, and easy access to amenities, schools, and transport. Ready to move in.  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

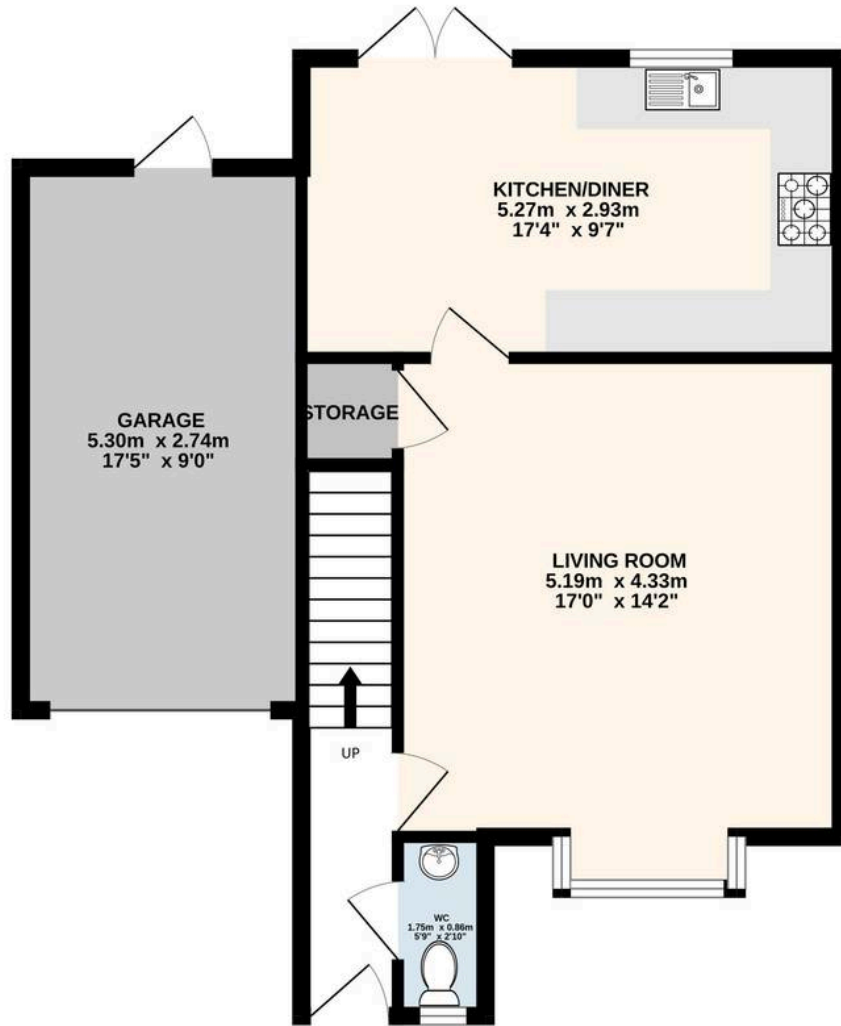
- Semi Detached Home
- Beautifully Presented
- Quiet Tucked Away Location
- 3 Bedrooms
- Kitchen/Diner
- Inviting Living Room
- Ensuite to Master
- Garage & Driveway
- Private Rear Garden
- Close Proximity to Local Amenities



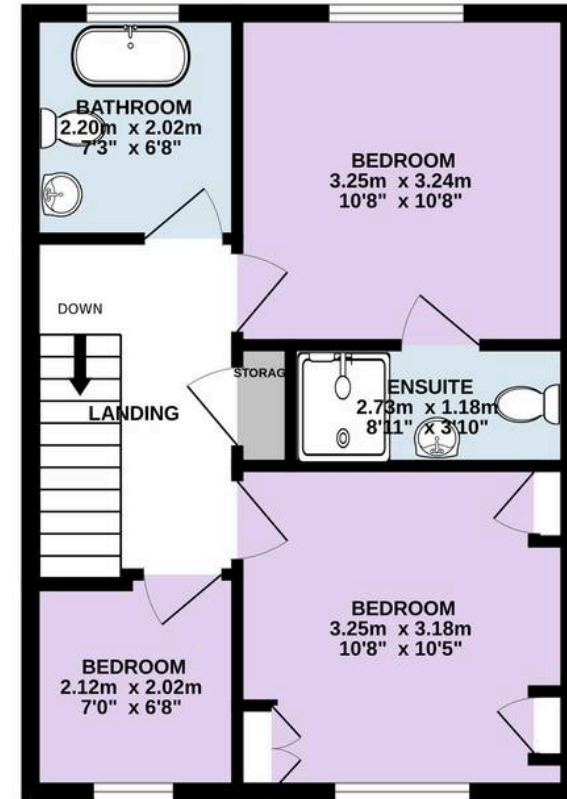




GROUND FLOOR  
58.7 sq.m. (631 sq.ft.) approx.



1ST FLOOR  
40.1 sq.m. (432 sq.ft.) approx.



TOTAL FLOOR AREA : 98.8 sq.m. (1063 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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## Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

[longridge@holdens.co.uk](mailto:longridge@holdens.co.uk)

[www.holdens.co.uk/](http://www.holdens.co.uk/)

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