




Holdens
ESTATE AGENTS

41 Waingate, Grimsargh

Offers Over **£335,000**


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41 Waingate

Grimsargh

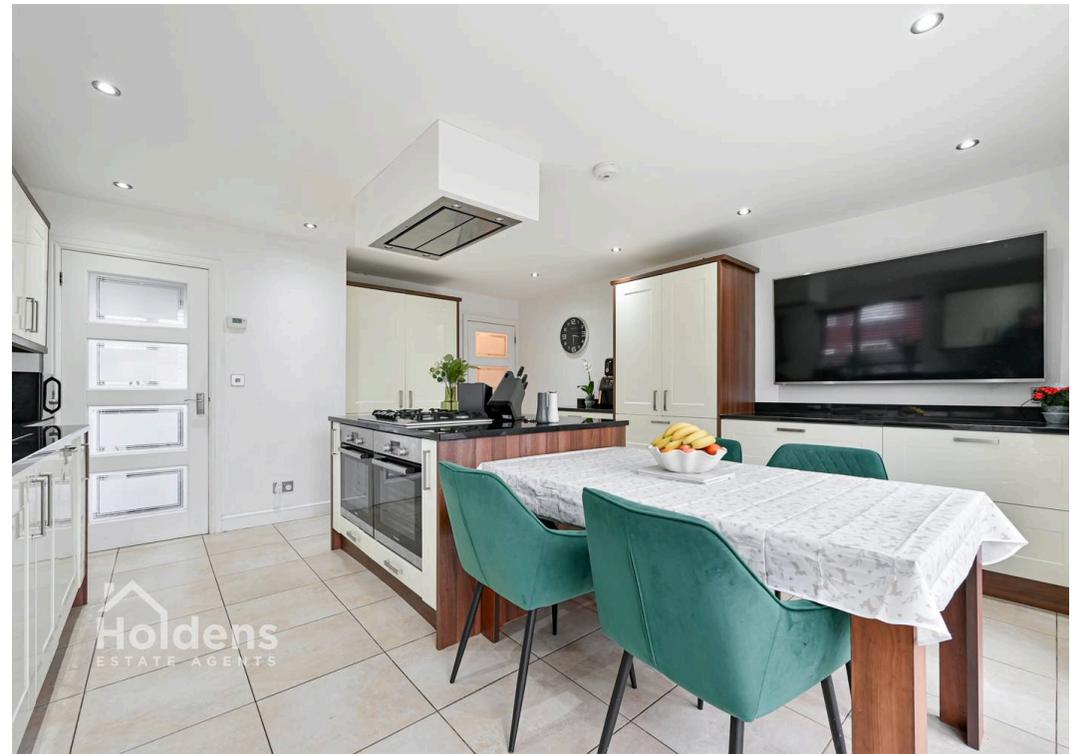
Beautifully extended 4-bed semi-detached dormer bungalow with spacious living, modern kitchen, en-suite to master, garage, ample parking, and conservatory in a sought-after area. Move-in ready.

Council Tax band: C

Tenure: Freehold

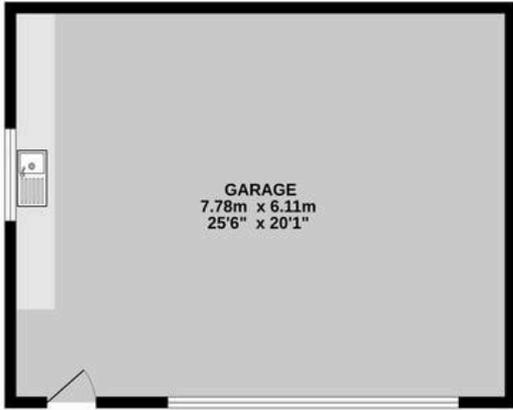
- Extended semi detached dormer bungalow
- Beautiful dining kitchen & utility
- One bedroom & bathroom to ground floor
- Living room with wood burner & Conservatory
- Three further first floor bedrooms & en-suite to master
- Large detached garage & off road parking
- Lawn to front, Lawn & paved areas to rear
- Well presented and maintained
- Early viewing essential to avoid disappointment
- En-suite to Master bedroom







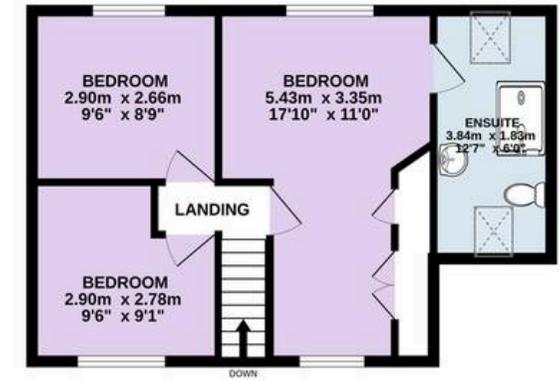
GARAGE
47.5 sq.m. (512 sq.ft.) approx.



GROUND FLOOR
87.3 sq.m. (940 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (441 sq.ft.) approx.



TOTAL FLOOR AREA : 175.8 sq.m. (1892 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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