



 **Holdens**
ESTATE AGENTS

34 Preston Road, Grimsargh

Offers in Region of **£450,000**

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34 Preston Road

Grimsargh, Preston

Immaculate 3-4 bed detached bungalow with luxury open-plan living, premium kitchen, stunning garden, tandem garage, ample parking, and countryside views. No chain. Sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

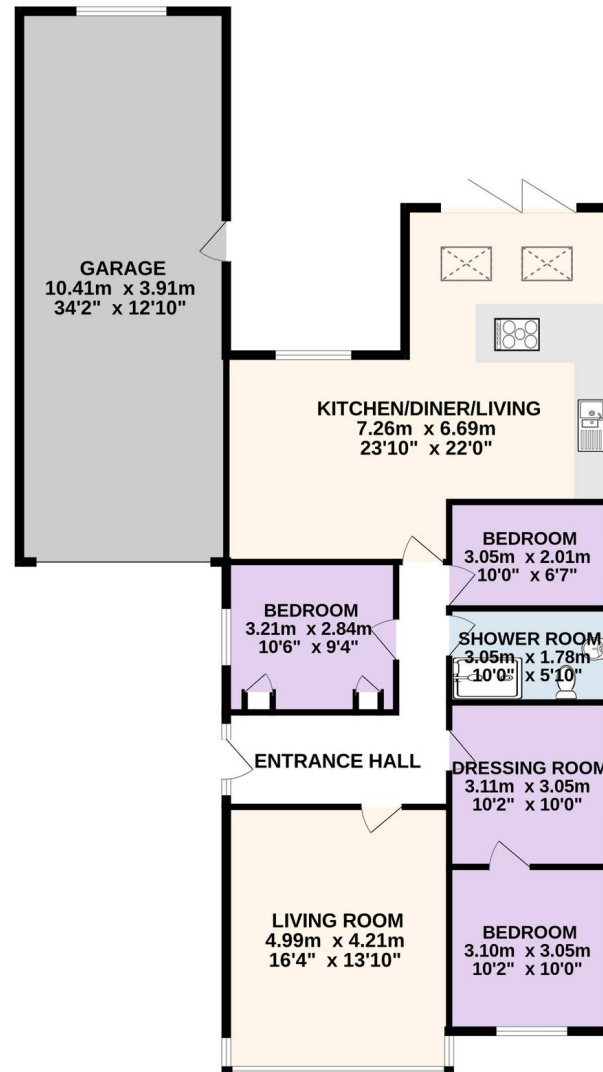
- High-specification detached true bungalow finished to an exceptional standard throughout
- Stunning open-plan kitchen / dining / living space, ideal for modern family living and entertaining
- Spacious living room featuring a charming log-burning stove
- Beautifully landscaped rear garden backing onto open fields with lovely countryside views
- Three well-proportioned bedrooms plus a stylish dressing room
- Immaculately presented throughout with high-end fixtures and finishes
- Ample off-road parking alongside a tandem garage
- Conveniently positioned close to excellent amenities and major transport links
- A superb blend of luxury, space and practicality in a sought-after location
- Viewing highly recommended to fully appreciate the quality and setting of this exceptional home







GROUND FLOOR
147.3 sq.m. (1586 sq.ft.) approx.



TOTAL FLOOR AREA: 147.3 sq.m. (1586 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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