




Holdens
ESTATE AGENTS

12 Swarbrick Avenue, Grimsargh
£409,950


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12 Swarbrick Avenue

Grimsargh, Preston

Spacious four-bed detached home in Grimsargh with three reception rooms, two en-suites, gardens, garage, and parking. Ideal for families. Great local amenities and transport links. Council Tax band: F

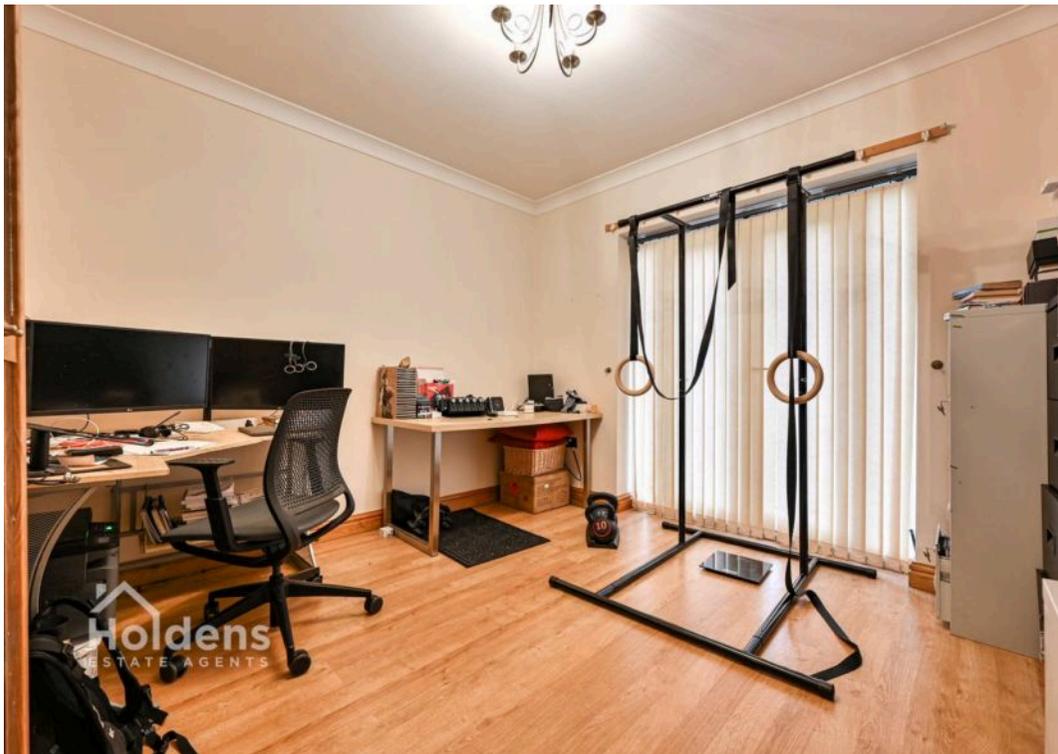
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

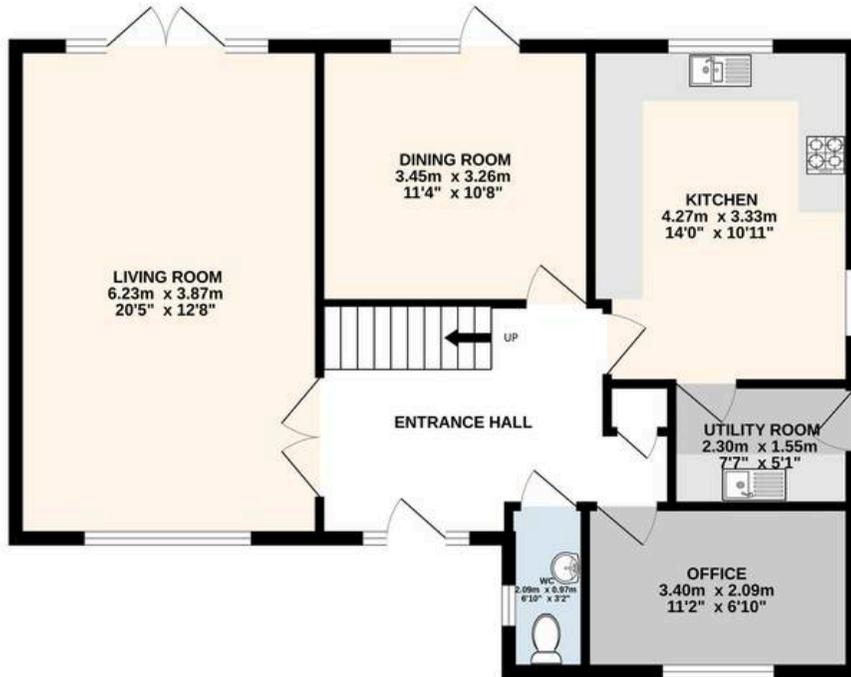
- Detached house
- Three versatile reception rooms
- Generous, well-appointed kitchen
- Four bedrooms
- Two en suite bedrooms
- Front and rear gardens
- Detached garage and parking
- Located in Grimsargh village
- Close to local amenities
- Easy motorway access







GROUND FLOOR
73.7 sq.m. (793 sq.ft.) approx.



1ST FLOOR
73.7 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 147.4 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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