



Holdens  
ESTATE AGENTS

17 Hock Drive, Grimsargh  
£490,000

Holdens  
ESTATE AGENTS



## 17 Hock Drive

Grimsargh, Preston

Immaculate five bed detached home with spacious living, modern kitchen, two ensuites, utility, garage, and sought-after location near amenities and transport. Move-in ready for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

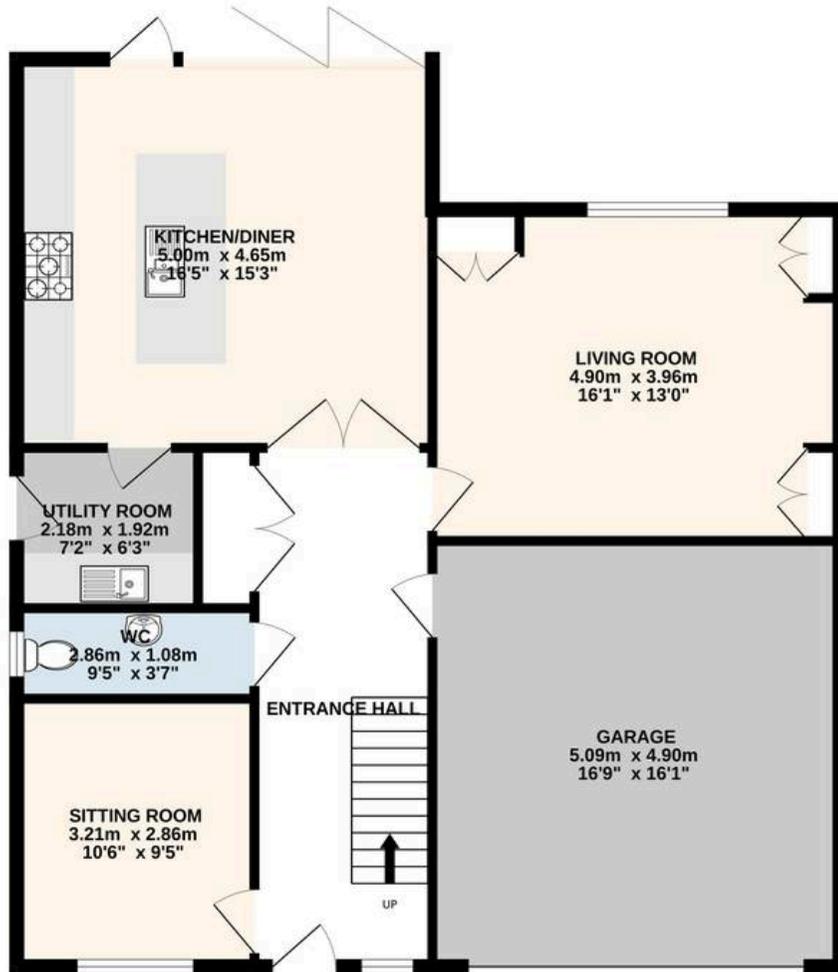
- Detached Family Home
- Immaculately Presented
- 5 Bedrooms
- 2 Ensuite Shower Rooms and Family Bathroom
- Large Modern Kitchen/Diner
- Inviting Living Room & Snug
- Utility and Downstairs WC
- Private Rear Garden
- Large Integral Garage
- NO CHAIN



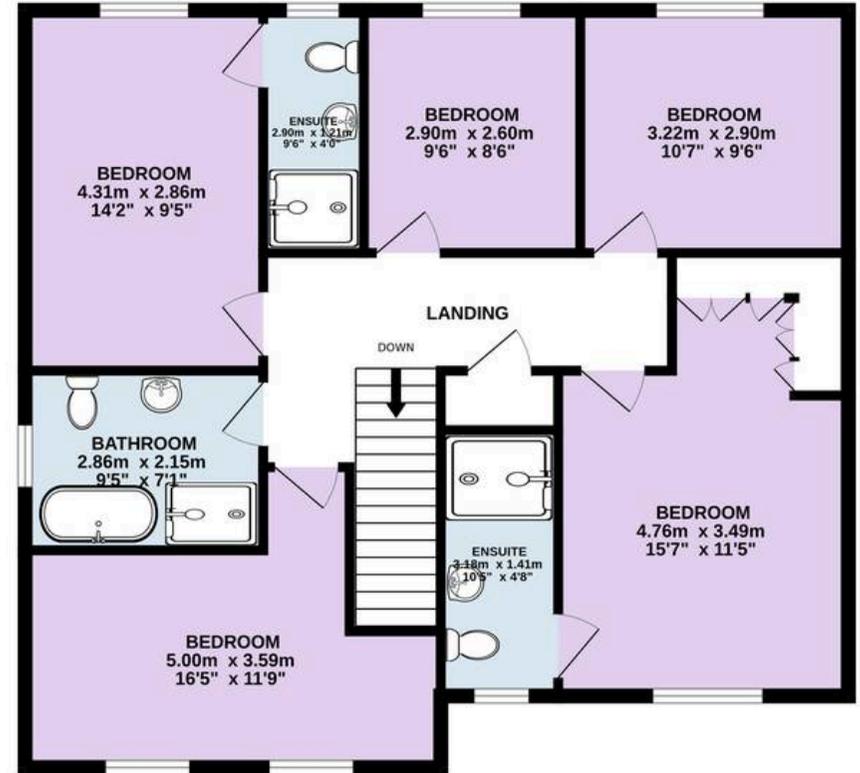




**GROUND FLOOR**  
98.6 sq.m. (1062 sq.ft.) approx.



**1ST FLOOR**  
85.4 sq.m. (920 sq.ft.) approx.



TOTAL FLOOR AREA : 184.1 sq.m. (1981 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.

Made with Metropix ©2026



## 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/)

Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems (e.g. electrics, plumbing, heating) haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. If the property is leasehold, buyers should carefully review the lease terms. All discussions with Holdens Estate Agents are subject to contract.