



Holdens
ESTATE AGENTS

5 Combine Road, Grimsargh
£449,950

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5 Combine Road

Grimsargh, Preston

Modern four bed detached home with open-plan kitchen, two en-suites, utility, garage, off-road parking. Close to amenities, schools, and transport. Move-in ready and beautifully presented.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

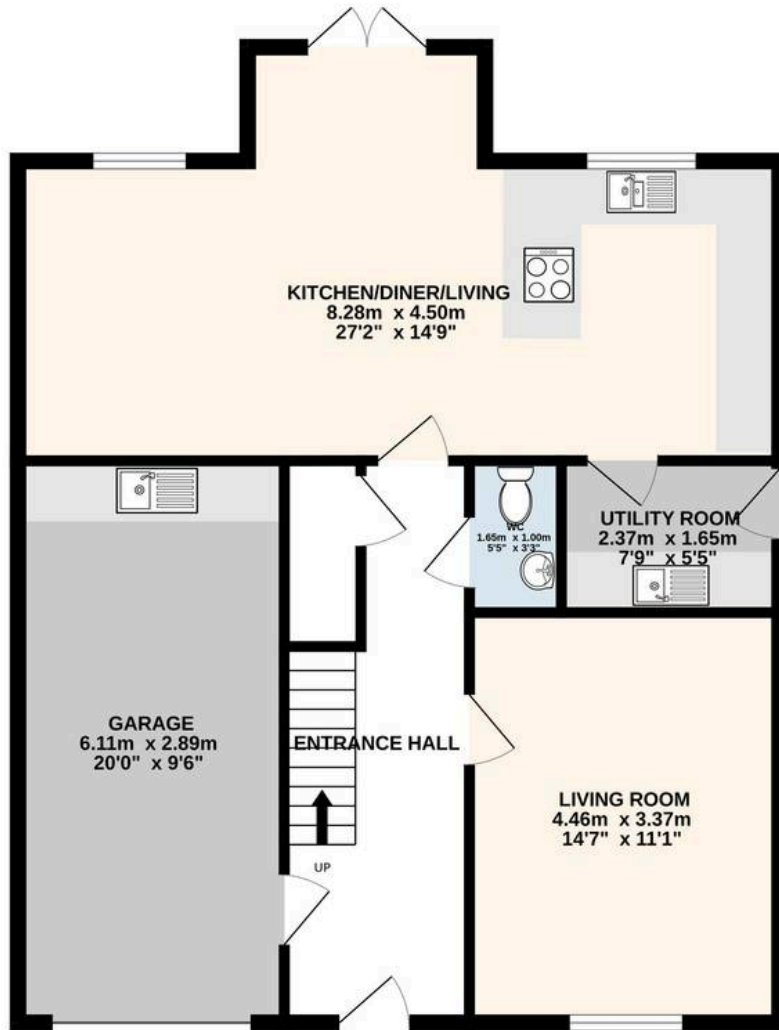
- Detached Family Home
- Beautifully Presented
- Modern Kitchen/Dining/Living Room
- Stylish Living Room
- 4 Bedrooms
- 2 En-suite shower rooms
- Utility and Downstairs wc
- Integral Garage and Off Road Parking
- Private Rear Garden
- Close to Local Amenities



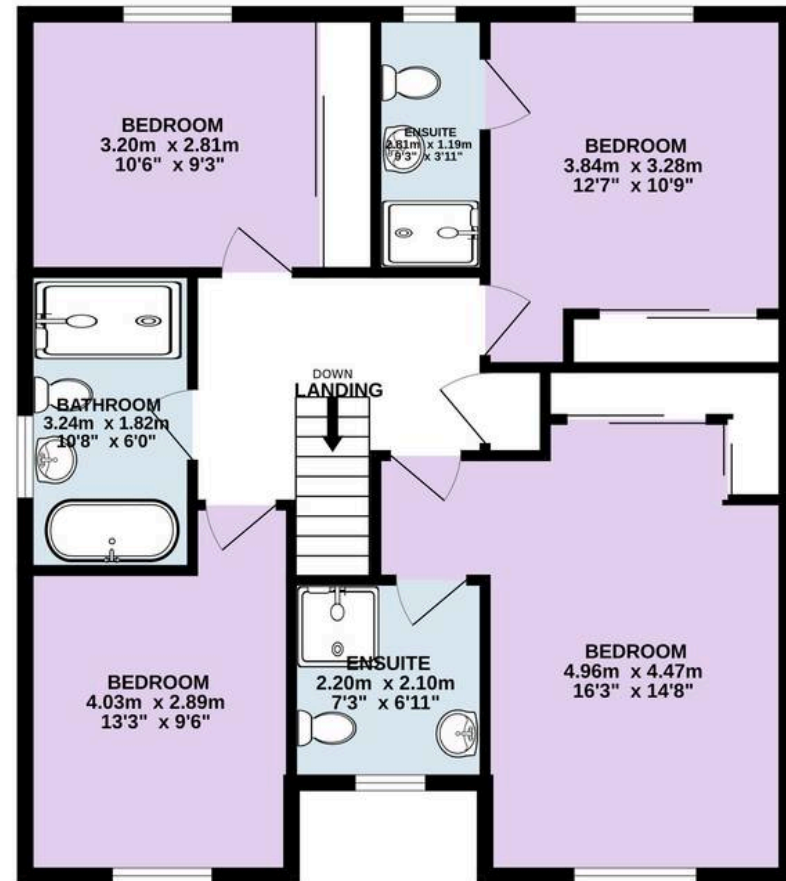




GROUND FLOOR
80.7 sq.m. (869 sq.ft.) approx.



1ST FLOOR
75.4 sq.m. (811 sq.ft.) approx.



TOTAL FLOOR AREA : 156.1 sq.m. (1680 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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