

Property Details

16 Combine Road, Grimsargh,
Preston, Lancashire, PR2 5DH

Guide Price **£300,000**



Property Photos

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH



Creation Date
11/02/2026

Property Photos

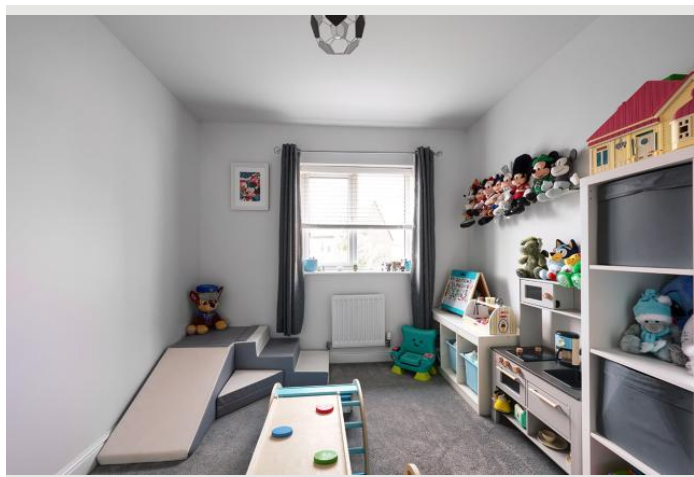
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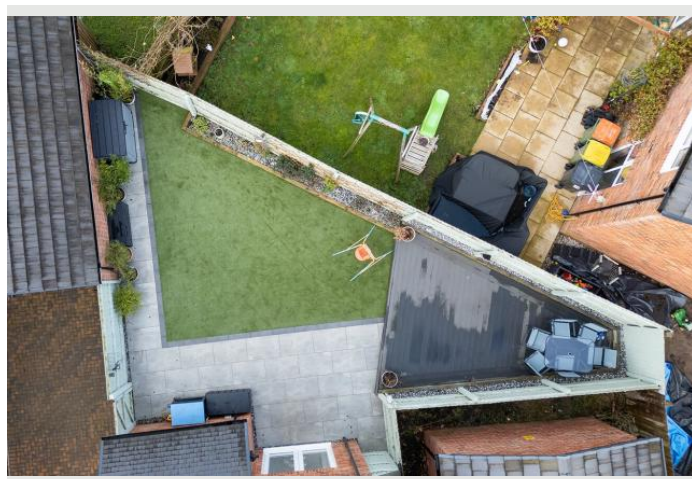
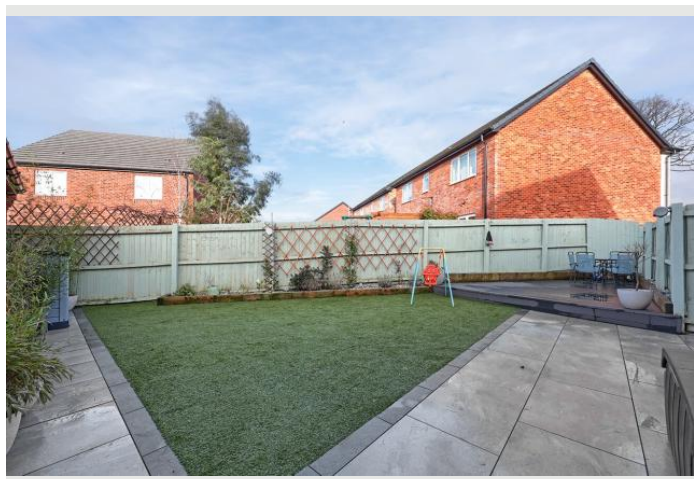
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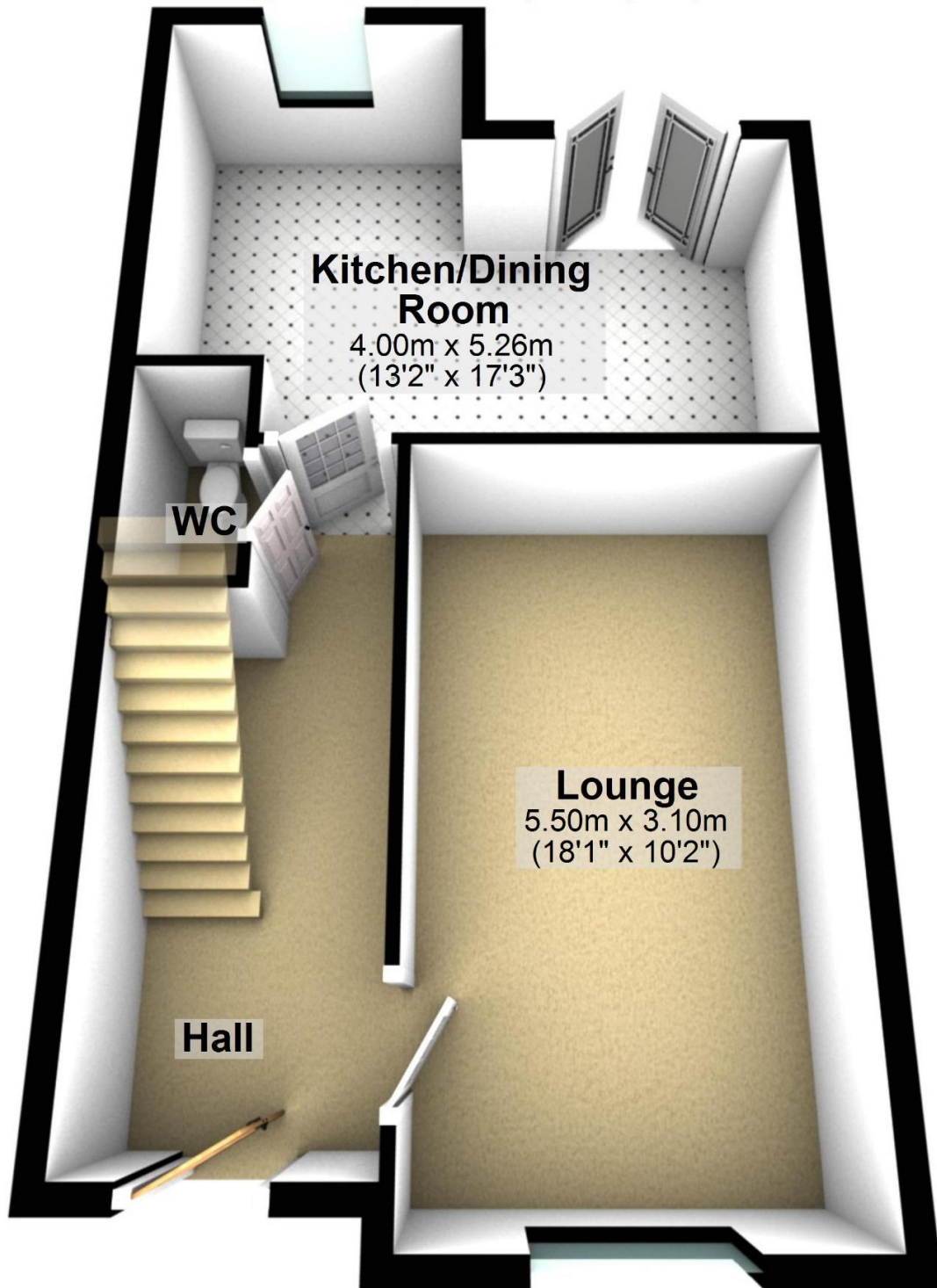
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Property Floor Plans

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

Ground Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



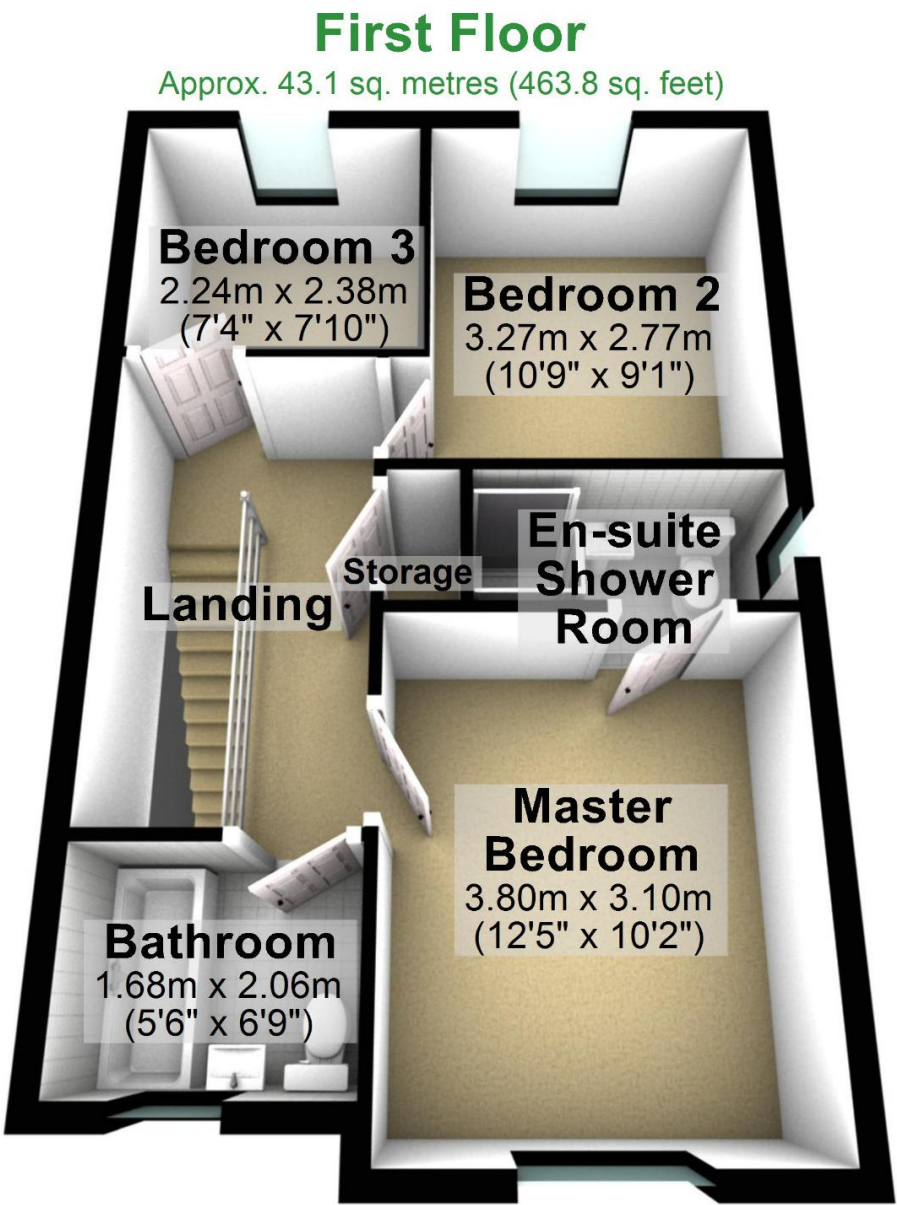
Total area: approx. 89.3 sq. metres (961.1 sq. feet)

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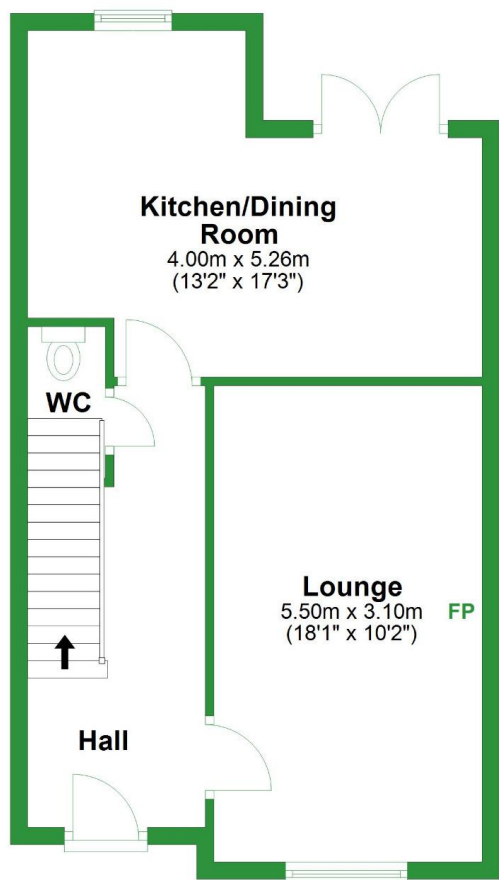


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Ground Floor

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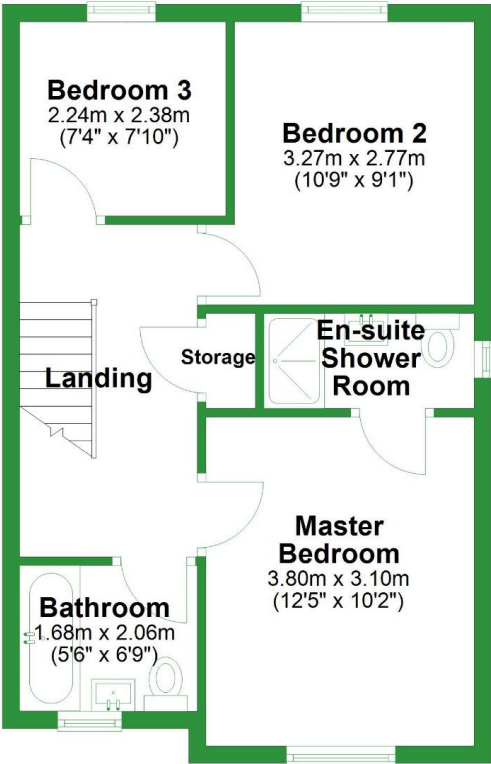
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First Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



Property EPC

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

03/02/2026, 10:10

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

16 COMBINE ROAD PRESTON PR2 5DH	Energy rating B	Valid until: 18 March 2031 Certificate number: 9610-3004-2307-0569-6200
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Property type

Detached house

Total floor area

89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current	Potential
63 B	84 A

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Property Info

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

Property Type
House
Property Style
Detached
Bedrooms
3
Bathroom
2
Receptions
1
Tenure Type
Freehold
Floor Area
961.1
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
Good
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£300,000

Land Size

-

Age of Property

-

Year Built

2021

New Home

No

Property Features

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

Feature 1

Beautiful Three-bedroom Detached Home

Feature 2

Detached Garage And Large Driveway

Feature 3

Spacious Lounge With Media Wall

Feature 4

Fully Integrated Modern Kitchen With Granite Worktops

Feature 5

Master Bedroom With Fitted Wardrobes And En-suite

Feature 6

Landscaped Rear Garden With Porcelain Patio Area, Composite Decking And Artificial Turf

Feature 7

Highly Desirable Location

Feature 8

Close To Local Amenities, Schools And Transport Links

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Property Description

16 Combine Road, Grimsargh, Preston, Lancashire, PR2 5DH

Stylish Three Bed Detached Home with Detached Garage and Driveway in Grimsargh

Situated on the highly sought-after Elston Park development in the popular village of Grimsargh, this beautifully presented three-bedroom detached home offers modern living at its finest. Perfect for families or first time buyers, the property combines stylish interiors with a low-maintenance outdoor space and an excellent location.

Key Features

- Beautifully presented three-bedroom detached home
- Driveway parking for multiple vehicles
- Detached garage
- Stylish tiled hallway and kitchen floors
- Spacious lounge with media wall, glass fireplace and decorative panelling
- Fully integrated modern kitchen with granite worktops and induction hob
- Master bedroom with fitted wardrobes and en-suite rainfall shower room
- Two further bedrooms
- Contemporary tiled family bathroom
- Landscaped rear garden with porcelain tiling, composite decking and artificial turf
- Highly desirable location on Elston Park, Grimsargh
- Close to local amenities, schools and transport links

Agent's Perspective

On arrival, the property boasts excellent kerb appeal with a driveway providing parking for multiple vehicles and access to a detached garage, offering valuable additional storage or workshop space. The welcoming entrance hallway features stylish tiled flooring which continues into the contemporary kitchen. The fully integrated kitchen is finished to a high specification with sleek granite worktops, an induction hob and a range of quality appliances, creating a practical yet elegant space for cooking and entertaining. A door from the kitchen leads directly out to the landscaped rear garden. The spacious lounge is a real highlight of the home, beautifully styled with decorative wall panelling and a striking media wall complete with a modern glass fireplace perfect for cosy evenings and

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relaxing in style. A convenient WC and an understair storage cupboard complete the ground floor.

Upstairs, the property continues to impress with a superb master bedroom suite featuring fitted wardrobes and a stylish en-suite shower room with a luxurious rainfall shower. Two further well-proportioned bedrooms provide flexible accommodation, ideal for children, guests or a home office. These are served by a contemporary, fully tiled family bathroom. Externally, the rear garden has been thoughtfully designed for ease of maintenance and year-round enjoyment. It features high-quality porcelain tiled patio areas, composite decking and artificial turf, creating an attractive and practical outdoor space perfect for relaxing or entertaining.

Client's Perspective

We have truly loved living in this beautiful property and have created many happy memories in our first home in Grimsargh. The estate has a wonderful sense of community, and we have enjoyed getting to know our friendly neighbours and the many lovely people in the area. Grimsargh is perfect for rural walks, while still being close enough to walk to local shops, the park, and welcoming pubs. There are excellent schools and nurseries nearby, along with a variety of clubs and activities that our child enjoys, so there is always plenty to do. We have recently landscaped both the front and back gardens to make them low-maintenance and easy to enjoy. We have also added a media wall to the living room, which has been a fantastic addition for cosy family movie nights.

Location

Elston Park is a desirable modern development within the charming village of Grimsargh, offering a peaceful semi-rural setting whilst remaining within easy reach of Longridge and Preston City Centre. The area benefits from excellent local amenities including shops, pubs, schools and countryside walks. Commuters are well served with convenient access to major road networks, making this an ideal location for those seeking village life with excellent connectivity.

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