




Holdens
ESTATE AGENTS

90 Preston Road, Grimsargh
£199,950


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90 Preston Road

Grimsargh, Preston

Charming stone-fronted cottage with exposed beams, woodburner, two bedrooms, gardens front and rear, close to village amenities and motorway links. Ideal blend of character and convenience.

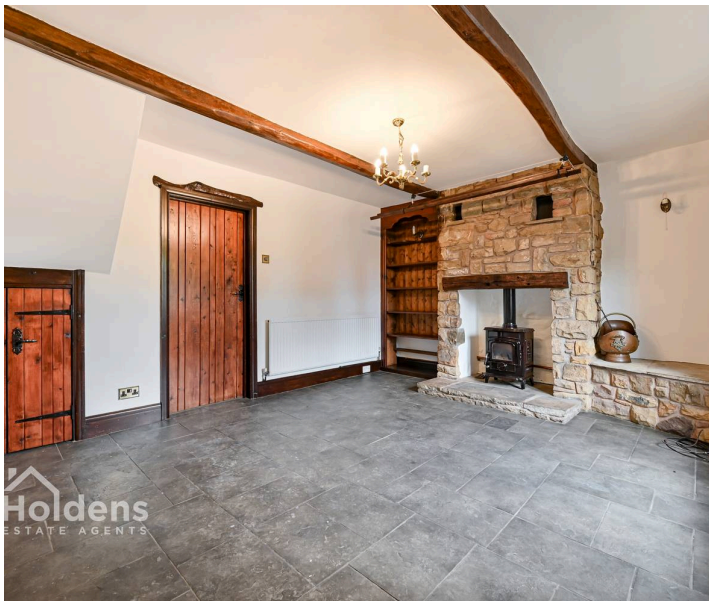
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

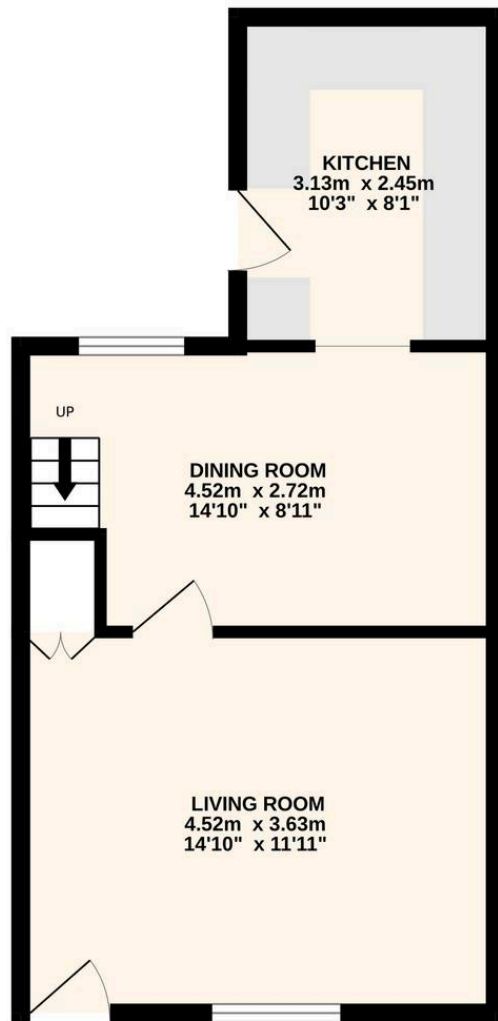
- Stone fronted cottage
- Full of character & charm
- Living room with woodburner & beams
- Dining room
- Two bedrooms
- Shower Room
- Garden fronted
- County garden to rear
- Handy for village facilities
- Excellent motorway connections



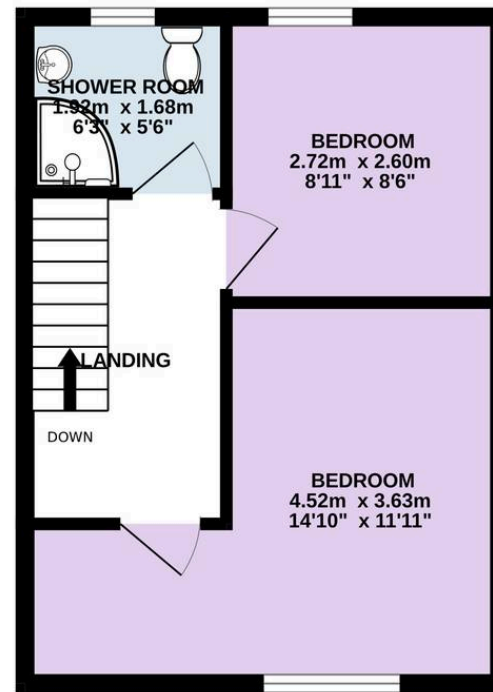




GROUND FLOOR
36.4 sq.m. (391 sq.ft.) approx.



1ST FLOOR
28.7 sq.m. (309 sq.ft.) approx.



TOTAL FLOOR AREA : 65.0 sq.m. (700 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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