



3 bed semi-detached house to buy in PR2

Preston Road, Grimsargh, Preston,
Lancashire, PR2 5JQ

£200,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ Fantastic Plot
- ✓ 3 Good Sized Bedrooms
- ✓ 2 Reception Rooms
- ✓ Driveway Parking
- ✓ EPC Rating D

Driveway parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

* Beautifully Presented 3-Bedroom Home

* Sought-After Village of Grimsargh

* Fantastic Size Plot

This beautifully presented three-bedroom home offers spacious living, stylish interiors, and excellent outdoor space-perfect for families or anyone seeking a peaceful village lifestyle with easy access to amenities.

The property is situated on a fantastic plot with a well-maintained exterior and ample space to the side and rear. A private driveway provides parking for three vehicles.

Upon entering, you're welcomed by a practical porch that leads into a bright hallway. The main living room is warm and inviting, featuring a bay window that floods the room with natural light, and a cosy wood-burning stove-ideal for relaxing evenings.

To the rear of the home is a second reception room, complete with a wood-burning stove and double doors that open directly onto the garden, creating a seamless indoor-outdoor flow-perfect for entertaining or enjoying the garden views.

The spacious kitchen is a standout feature of the home, with two sets of double doors opening onto the garden, allowing plenty of natural light to fill the space. There is an induction hob, integrated microwave, integrated fridge and freezer, and integrated Zanussi washer/dryer and dishwasher. It also includes a breakfast bar, double electric ovens, attractive blue cabinetry, and contrasting white worktops, combining both style and functionality.

Upstairs, you'll find three generously sized bedrooms, all well-proportioned and thoughtfully decorated. The second bedroom includes built-in wardrobes, offering excellent storage. The family bathroom is modern and well-appointed.

Outside, the property boasts a large gravelled area to the rear, ideal for outdoor seating or additional storage, and a substantial lawned area to the side, perfect for families, pets, or gardening enthusiasts.

This home offers spacious accommodation both inside and out and has been maintained to a high standard throughout. With its blend of character features, modern touches, and sought-after village location, this is a rare opportunity not to be missed.

The property is served by a septic tank and we are unable to confirm if the septic tank is compliant. Buyers should make their own enquiries prior to bidding.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Septic Tank

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Preston Road, Grimsargh, Preston, Lancashire, PR2 5JQ

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

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