

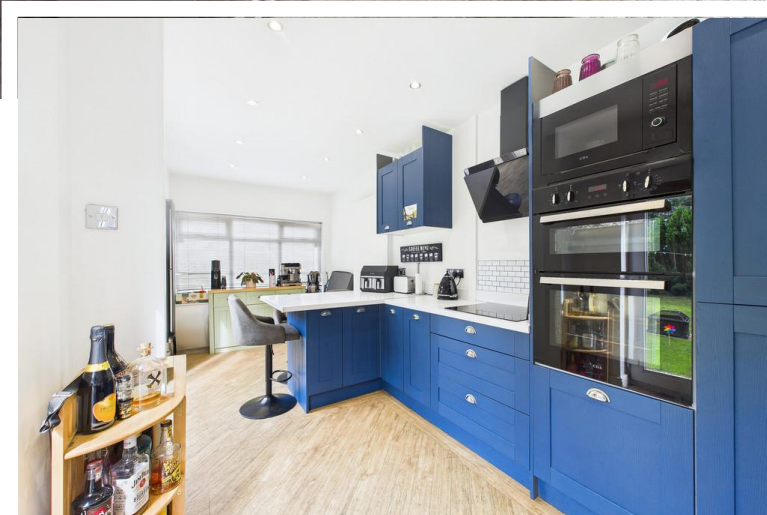


Preston Road
Grimsargh

- **Fantastic Plot**
- **Beautiful Location of Grimsargh**
- **3 Good Sized Bedrooms**
- **Family Dining Kitchen**

£265,000
EPC Rating 'D'





Property 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.



PORCH

HALLWAY

LIVING ROOM 12' 8" x 11' 5" (3.86m x 3.48m)

REAR RECEPTION 12' 1" x 11' 9" (3.68m x 3.58m)

KITCHEN 23' 9" x 8' (7.24m x 2.44m)

BEDROOM ONE 10' 10" x 14' (3.3m x 4.27m)

BEDROOM TWO 12' 3" x 10' 7" (3.73m x 3.23m)

BEDROOM THREE 11' 8" x 8' (3.56m x 2.44m)

BATHROOM 11' 2" x 5' 2" (3.4m x 1.57m)



Whilst we believe the data within these statements to be accurate, any person(s) intending to place an offer and/or purchase the property should satisfy themselves by inspection in person or by a third party as to the validity and accuracy.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
96.2 m²
1035 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements