



142a Preston Road, Grimsargh
£475,000

 **Holdens**
ESTATE AGENTS



142a Preston Road

Grimsargh

Secluded four-bed detached home in Grimsargh with double garage, wraparound garden, parking, and scope to modernise. Private setting near amenities, ideal for families or keen gardeners.

Council Tax band: E

Tenure: Freehold

- Unique four-bedroom detached home
- Tucked-away and private position just off Preston Road
- Private wraparound gardens
- Secluded rear outlook backing onto the old railway line
- Private shared driveway with only one other property
- Additional parking to the front
- Bright and spacious living room with side conservatory
- Master bedroom with en-suite shower room
- Integral double garage with sink and worktop
- Excellent access to Preston, Longridge, schools, amenities and motorway networks



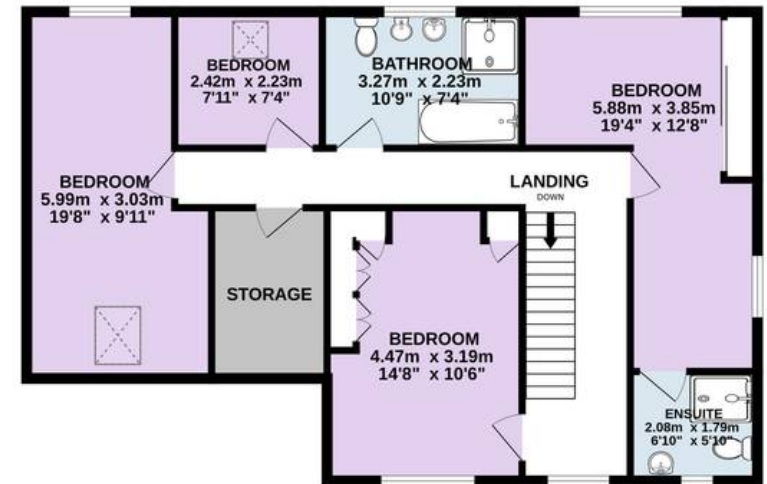




GROUND FLOOR
92.5 sq.m. (995 sq.ft.) approx.



1ST FLOOR
83.5 sq.m. (899 sq.ft.) approx.



TOTAL FLOOR AREA : 176.0 sq.m. (1894 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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