



*267 Preston Road  
Grimsargh*

*Price: £375,000*



**Pendle Hill  
Properties**



*267 Preston Road, Grimsargh*  
**£375,000**

A stunning, well presented three-bedroom Victorian mid-terraced property briefly comprises a lounge, open plan kitchen/dining/family room, downstairs WC, utility, three bedrooms, family bathroom, large gardens, allocated parking, detached garage and garden room.



### LOUNGE

A large lounge with central multifuel stove burner briefly comprises two large double-glazed windows with shutters, carpeted flooring, ceiling light point and cast iron radiator.

### KITCHEN

A modern, open plan family kitchen boast a large kitchen island with integrated induction hob, a range of base and wall mounted units, integrated dishwasher, fridge/freezer, oven and microwave oven, tiled splashback, quartz worktops, Amtico flooring, undermount sink with mixer tap, Velux windows with rain sensor, ceiling pendant lights and electric ceiling spot lights.

### DINING ROOM/FAMILY ROOM/REAR LOUNGE

A large space perfect for entertaining comprises a multifuel stove burner, integrated storage, cast iron radiators, Amtico flooring, double-glazed windows to rear with shutters, Velux windows with rain sensors, ceiling spotlights and UPVC doors opening onto the rear.

### DOWNSTAIRS WC

The downstairs WC briefly comprises a low-level WC, storage basin sink, ceramic tiled flooring and ceiling light point.

### BEDROOM ONE

A spacious master bedroom with fitted wardrobes briefly comprises a double-glazed window to the front with shutters, a feature fireplace, carpeted flooring, ceiling light point, and double radiator.

### BEDROOM TWO

A second double bedroom comprises fitted wardrobes, carpeted flooring, double-glazed window to the rear with shutters, feature fireplace, ceiling light point and radiator.

### BATHROOM

A stunning family bathroom boasts a bath with rainfall shower, floating cabinet sink, low-level WC, cast iron radiators, frosted double-glazed window to the rear with shutters, tiled flooring, and ceiling light point.

### BEDROOM THREE

Currently utilised as an office, a third bedroom comprises double-glazed window to the front with shutters, Amtico flooring, fitted office furniture, ceiling light point, and a radiator.

### EXTERNAL

The front of the property boasts an Indian stone path and lawned space with plant boarders.

To the rear of the property is a beautifully landscaped garden with Indian stone flagged path leading to a rear access road and a detached garage with allocated parking.

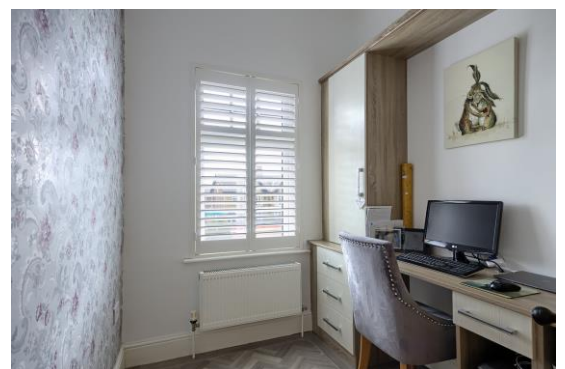
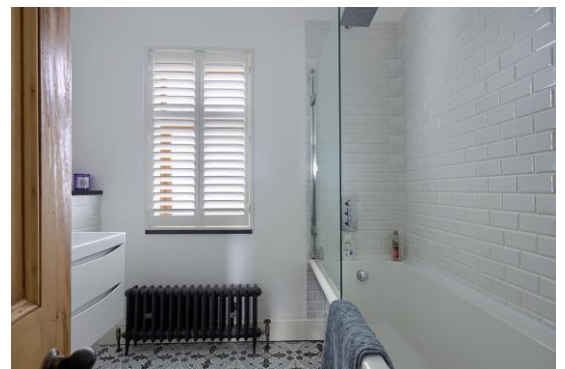
To the rear of the garage is an insulated garden room with electricity, vinyl flooring and UPVC windows leading to a flagged patio area and raised lawn.

### ADDITIONAL INFORMATION

Tenure = Freehold

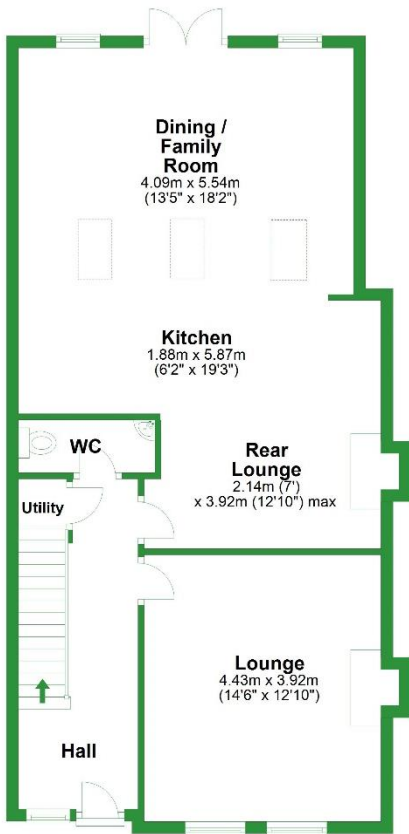
Council Tax Band = C

There is a utility cupboard under the stairs which boasts a space for plumbed in washer.



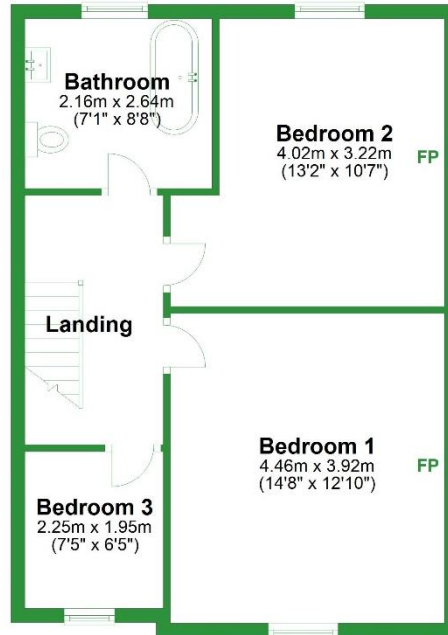
### Ground Floor

Approx. 75.7 sq. metres (815.3 sq. feet)



### First Floor

Approx. 51.6 sq. metres (555.3 sq. feet)

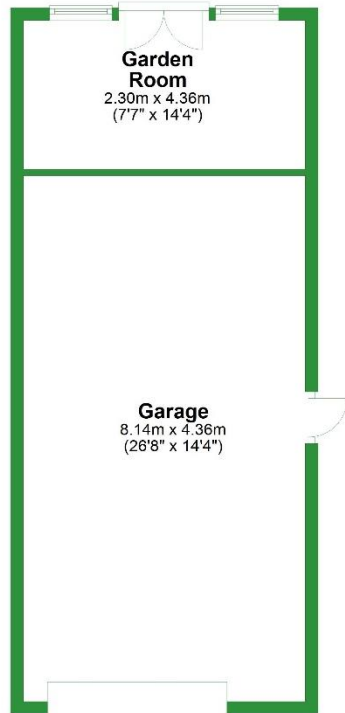


Total area: approx. 127.3 sq. metres (1370.5 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

### Ground Floor

Approx. 46.0 sq. metres (494.6 sq. feet)



Total area: approx. 46.0 sq. metres (494.6 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.



Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out nor the services, appliances, and fittings have been tested. Room sizes should not be relied upon for furnishing purposes and are an approximate. Floor plan measurements are for guidance only, and may not be to scale. Particulars included have been signed off by the vendor(s).



**Pendle Hill Properties**

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