



*5 Maple Grove
Grimsargh*

Offers in the region of: £279,950



**Pendle Hill
Properties**



5 Maple Grove, Grimsargh
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£279,950

Located in a quite cul-de-sac in the village of Grimsargh, this well presented, three-bedroom property briefly comprises a lounge, open plan kitchen/dining area, study, downstairs bathroom, three bedrooms, shower room, detached garage, gardens to front and rear with driveway for multiple-vehicles.



LOUNGE

A spacious lounge with large, double-glazed window to the front of the property briefly comprises carpeted flooring, ceiling light point and wall lights, and a radiator.

KITCHEN/DINING ROOM

A fully fitted kitchen with a range of base and wall-mounted units with complimentary laminate worktops briefly comprises a five-ring hob, stainless steel sink with drainers and mixer tap, integrated double oven, dishwasher, washing machine and fridge freezer, laminate flooring, ceiling light point, and double-glazed windows to the rear and side of the property.

The dining room boasts laminate flooring, a vertical radiator, a ceiling light point and UPVC doors opening onto the decked seating area.

STUDY/BEDROOM THREE

A second reception room currently utilized as a study briefly comprises carpeted flooring, ceiling light point, a radiator and double-glazed window to the front of the property.

BATHROOM

The downstairs bathroom briefly comprises a bath with tiled walls, low-level WC, pedestal sink, laminate flooring, ceiling light point, towel warmer and a frosted window.

BEDROOM ONE

Bedroom one briefly comprises a double-glazed window to the front of the property, carpeted flooring, ceiling light point, radiator and fitted wardrobes.

BEDROOM TWO

A spacious double bedroom briefly comprises carpeted flooring, ceiling light point, radiator, and double-glazed windows to the front of the property.

SHOWER ROOM

A large shower room comprises a walk-in shower cubicle with shower attachment, pedestal sink, low level WC, half tiled walls, laminate flooring, towel warmer, ceiling light point and a frosted window to the side.

BEDROOM FOUR

A single bedroom currently utilized as a dressing room with large Velux window boasts laminate flooring and a ceiling light point.

EXTERNAL

To the rear of the property is a decked seating area, large lawn with plant borders and access to a detached garage with electricity.

The front of the property is a large garden and a driveway with lean too for multiple vehicles to the side.

ADDITIONAL INFORMATION

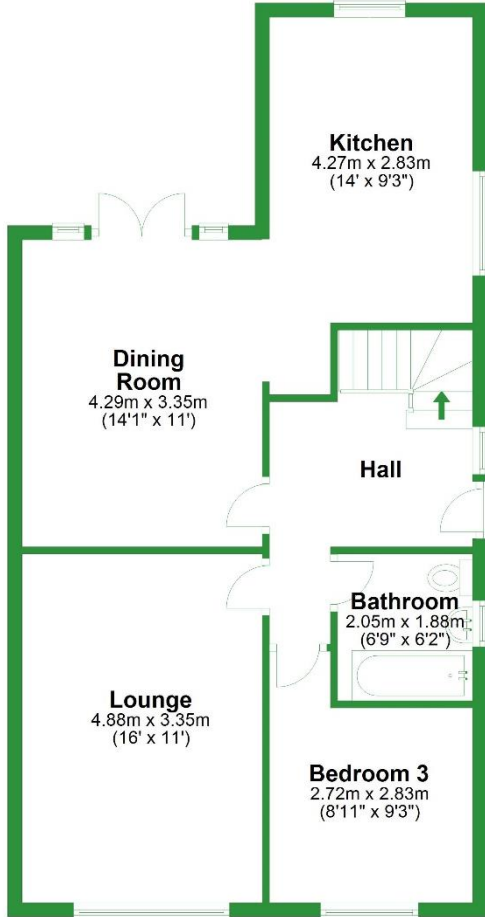
Tenure = Freehold

Council Tax Band = D



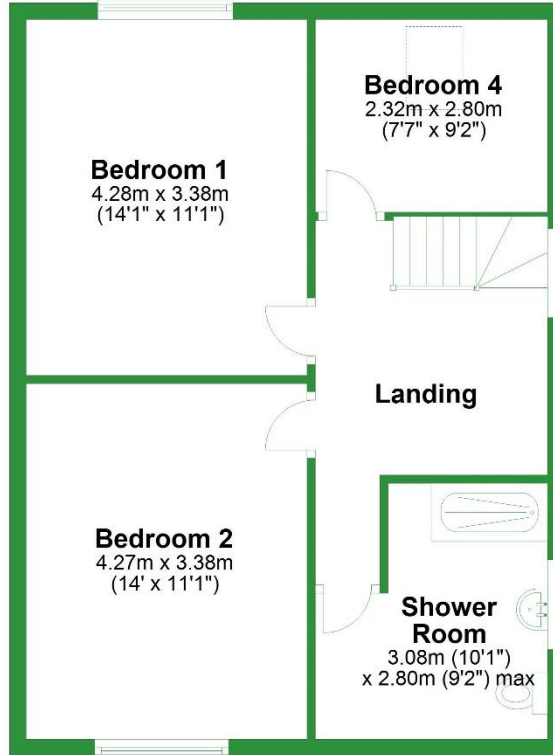
Ground Floor

Approx. 67.3 sq. metres (724.1 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.7 sq. feet)



Total area: approx. 121.6 sq. metres (1308.8 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).



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Properties**

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