



22 Elston Lane

Grimsargh

Offers in the Region of: £259,950



**Pendle Hill
Properties**



22 Elston Lane, Grimsargh
£259,950 Offers in the
Region of

A beautifully, well maintained semi - detached four bedroom family home, down a quiet country lane in Grimsargh, briefly comprises a large entrance hall, spacious lounge, kitchen/dining room, three bedrooms and bathroom on the first floor and a fourth bedroom on the second floor. Beautiful gardens to the front and rear with a driveway for multiple vehicles and detached garage.



LOUNGE

A spacious, light living space comprises a feature log burning stove with wood beam mantle piece, large double-glazed windows to the front of the property, wood flooring, a radiator and a ceiling light points.

KITCHEN / DINING ROOM

A fully fitted kitchen briefly comprises laminate worktops, a four-ring gas hob with overhead extractor, an integrated fridge/freezer, oven and dishwasher, a stainless steel round sink, tiled flooring, and ceiling light point.

The dining area comprises of stunning bi-folding doors opening onto the rear garden, Velux windows, tiled flooring, a ceiling light point and spotlights.



BEDROOM ONE

Located on the second floor, a large loft conversion briefly comprises Velux windows, eave storage, carpeted flooring, ceiling light point and a radiator.

BEDROOM TWO

A spacious double bedroom on the first floor briefly comprises integrated storage, a double-glazed window overlooking the front of the property, carpeted flooring, a ceiling light point, and a radiator.



BATHROOM

A modern family bathroom briefly comprises a bath with rainfall shower attachment, low-level WC, floating cabinet sink, tiled walls and flooring a radiator, and ceiling spotlights.

BEDROOM THREE

Another double bedroom with integrated storage briefly comprises a double-glazed window to the front, carpeted flooring, a ceiling light point, and a radiator.



BEDROOM FOUR

A fourth bedroom on the first floor comprises integrated storage, double glazed window to the rear, carpeted flooring, ceiling light point and radiator.



EXTERNAL

To the rear is a lawned garden with flagged patio seating area and mature shrub and tree borders.

To the front of the property is lawn with mature plant borders, and a driveway with parking for multiple vehicles leading to the detached garage at the side of the property.

ADDITIONAL INFORMATION

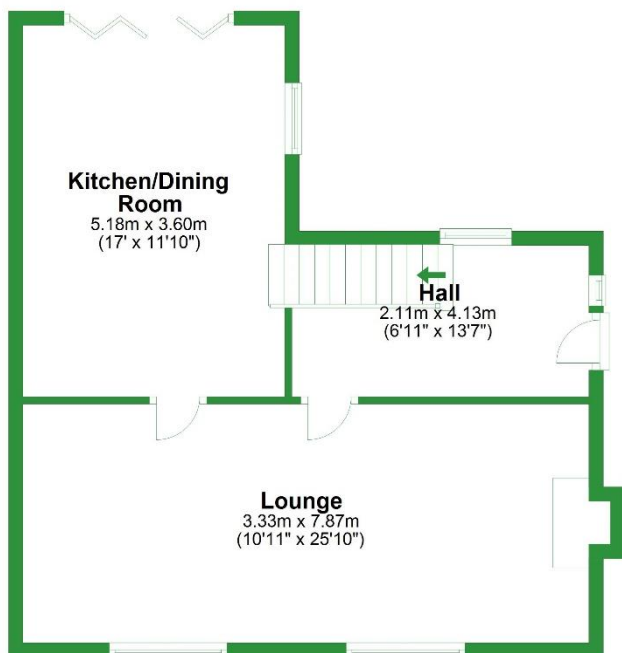
Tenure = Freehold

Council Tax Band = C



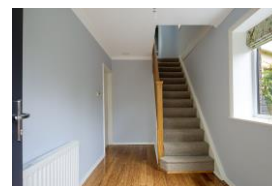
Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



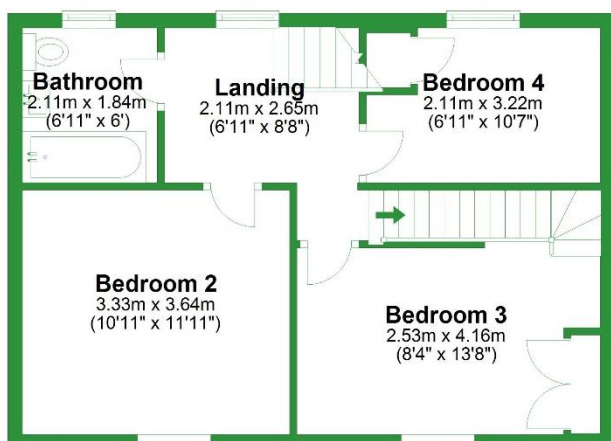
Total area: approx. 123.3 sq. metres (1327.6 sq. feet)

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



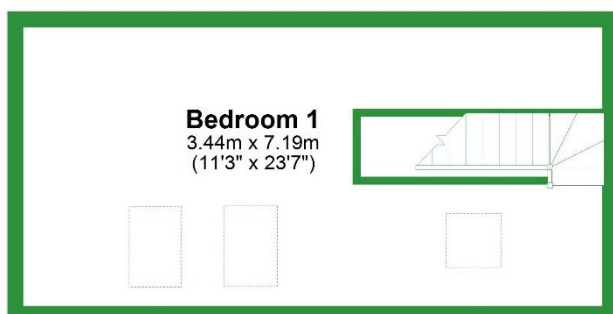
First Floor

Approx. 43.6 sq. metres (469.1 sq. feet)



Second Floor

Approx. 25.0 sq. metres (269.0 sq. feet)



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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