

HOME  TRUTHS



Grasmere Avenue, Farington

PR25 3XF

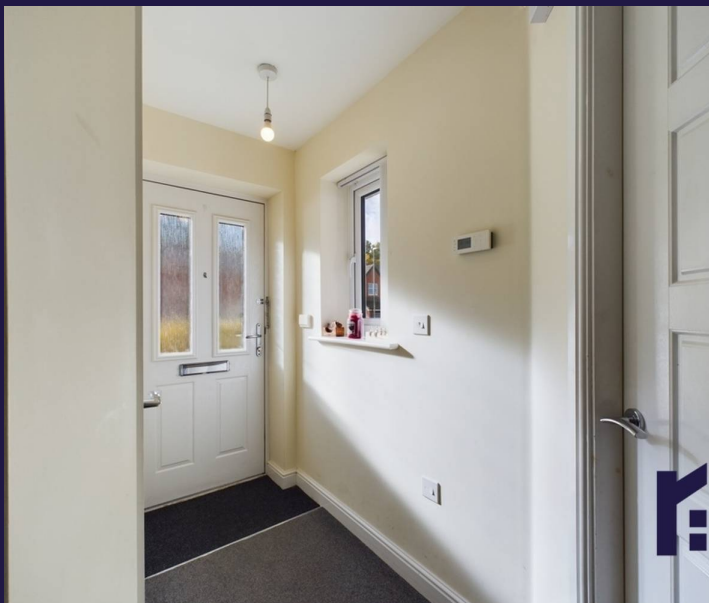




Smart, three bedroom detached property in a popular residential area within easy reach of town centre amenities, primary transport routes local schools.

The driveway can accommodate two vehicles and there is ample off road visitor parking nearby. Step into the entrance hallway with cloakroom off comprising wc and wash hand basin. The spacious lounge is to the front, whilst to the rear, the dining kitchen comprises a range of wall and base units with gas hob, electric oven and grill. Refrigerator, freezer and space, power and plumbing for other appliances including the recently serviced Ideal Logic combi boiler.

Step out through patio doors into the good sized northwest facing garden which is mainly laid to lawn and benefits from afternoon and evening sunshine.



Back inside, stairs lead to the first floor landing with loft access and airing cupboard. Bedroom one is to the front with built in wardrobes and en suite comprising mixer shower in cubicle, wc and floating wash hand basin. Bedroom two is also a double with bedroom three a comfortable single to the rear. The family bathroom comprises bath, floating was hand basin and wc.

Very competitively priced for a detached house, this property has plenty to offer both inside and out, so do give us a call to arrange a viewing and make it yours. Council tax C, EPC B, Freehold.

- Three bedroom detached property
- Spacious garden
- Modern throughout
- Virtual tour
- Close to town centre amenities
- 789 square feet of accommodation



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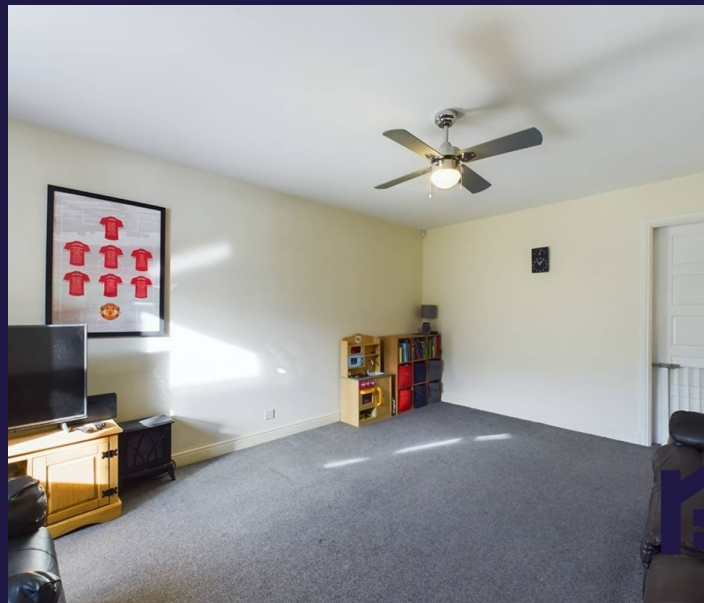
Ecclestone Branch

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Coppull Branch

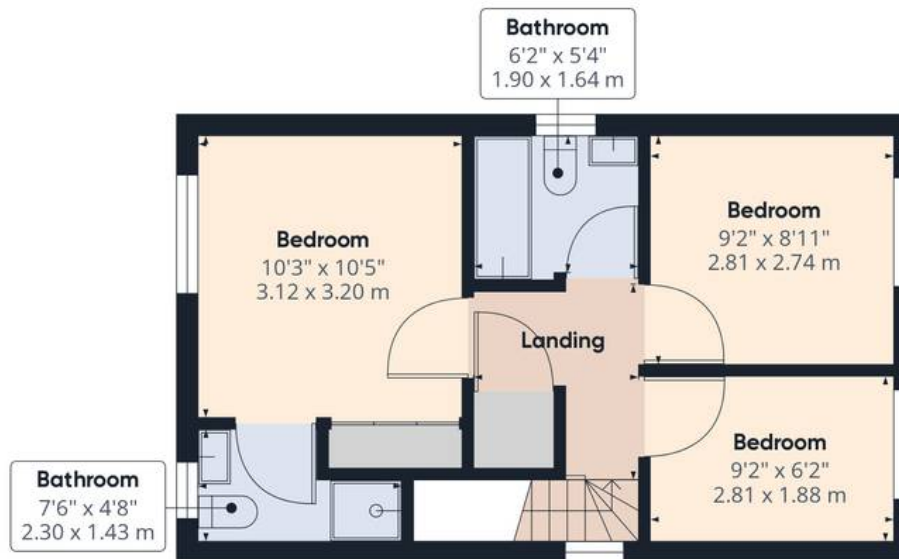
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Floor 1



Floor 2

Approximate total area⁽¹⁾

789.1 ft²

73.31 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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