



  
**Holdens**  
ESTATE AGENTS

**19 Salisbury Avenue, Grimsargh**  
**£200,000**

  
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## 19 Salisbury Avenue

Grimsargh, Preston

Attractive 2 bed semi in sought after area with spacious lounge, modern kitchen, shower room, downstairs wc, garage, driveway, and neutral décor. Close to amenities and transport links. Council Tax band: C

Tenure: Freehold

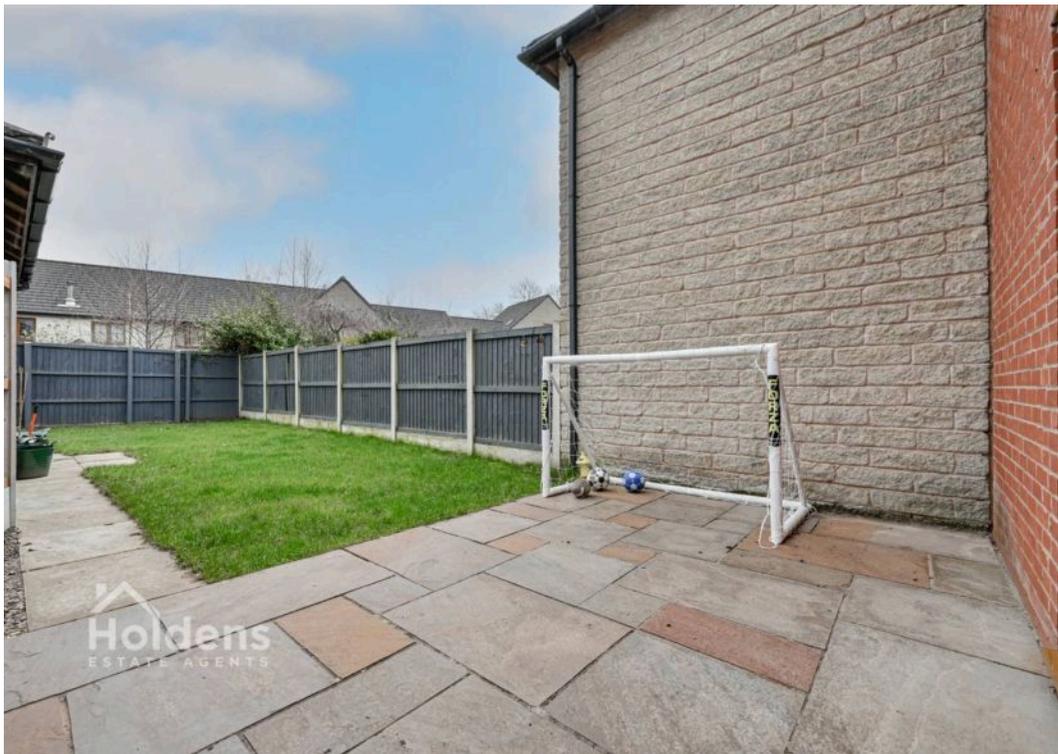
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

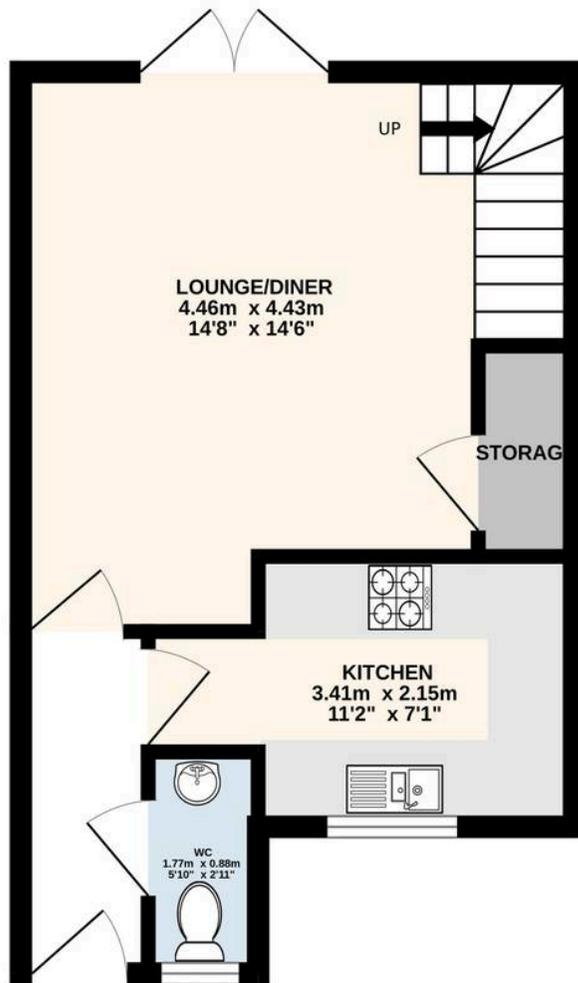
- Semi Detached Home
- 2 Bedrooms
- Large Lounge/Diner
- Modern Kitchen
- Upstairs Shower Room
- Downstairs wc
- Private Rear Garden
- Single Garage
- Driveway providing Off Road Parking
- Sought After Location



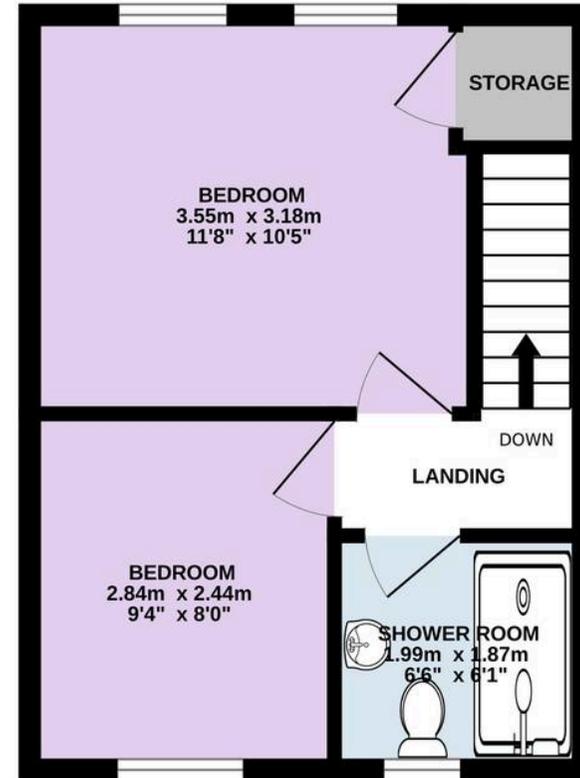




GROUND FLOOR  
28.9 sq.m. (311 sq.ft.) approx.



1ST FLOOR  
26.6 sq.m. (287 sq.ft.) approx.



TOTAL FLOOR AREA : 55.5 sq.m. (597 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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## Holdens Longridge

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