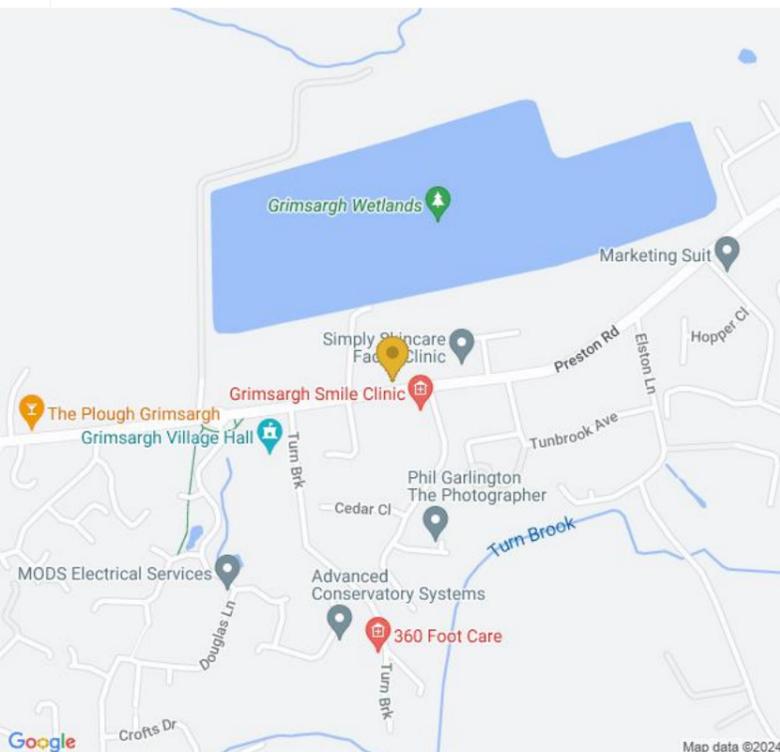


**O.O**  
**£400,000**

Preston Road, Grimsargh,  
Preston PR2



**Preston**  
**309 Garstang Road**  
**Preston PR2 9XJ**  
**Tel: 01772 203345**  
**Email: preston@farrellheyworth.co.uk**  
**<https://www.farrellheyworth.co.uk/preston>**



- \*\* VIRTUAL VIEWING AVAILABLE CLICK ON VIDEO TOUR ABOVE \*\***
- Substantial Family Sized End Terraced House In Village Location**
- Four Bedrooms, Three Great Sized Reception Rooms**
- Four Piece Bathroom, Larger Than Average Detached Garage**
- Individual Property Of Size & Character, Viewing A Must**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



An individual property of size and character situated in a prime residential location.

The accommodation comprises an entrance hallway with mosaic tiled floor, lounge, dining room opening into the kitchen and further sitting room.

To the first floor, there are two bedrooms, box room and a four piece family bathroom. There is a further bedroom to the second floor with dressing room.

Externally, there is a comprehensively stocked garden to the front and low maintenance paved garden to the rear plus a larger than average detached garage.

Arranged over three floors, only internal inspection can fully appreciate the size and configuration of the accommodation to be found in this unique end terraced property boasting great family sized living space. Highly recommended.

Tenure: Freehold  
Council Tax: Band C





