

333 Preston Road

Offers Over £400,000



Armitstead
Barnett

333 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JT





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Lancashire, PR2 5JT

Offers Over £400,000

- Executive detached 4 bedroom home
- Superb finish, high quality kitchen and bathrooms
- Spacious family home
- Easy access of the M6 and other major road networks
- Beautifully landscaped gardens and double garage
- Underfloor heating throughout
- Great for commuting and local schools
- No onward Chain



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333 Preston Road is a new build property which has been thoughtfully designed and well finished in a contemporary style with high quality fixtures and fittings.

The house is spacious and well lit with good natural light and has a family friendly layout, the house is energy efficient and has an air source heat pump for central heating.

Briefly comprising:-

Ground floor:-

A spacious and modern tiled entrance hallway providing access to all ground floor rooms and with stairs leading to the first floor. Ground floor W.C. finished in a contemporary style.

The open plan living kitchen has been professionally designed with a Siematic handleless matt finish kitchen with Quartz worksurfaces and integrated Neff appliances including, Quooker 3-in-1 boiling water tap, single oven, combi-microwave oven, induction hob, warming drawer and in-ceiling extractor, integrated fridge freezer and dishwasher. A large central island completes the kitchen and offers even more storage and seating for casual dining.

There are bi-fold door leading the the rear garden.

The lounge is accessed from the main hallway and has a window to the front elevation.





First floor

Staircase leading to spacious landing. The principle bedroom is located over the garage and comprises bedroom, dressing room and ensuite shower room. There are a further three spacious double bedrooms and four piece family bathroom.

Outside

Situated on a generous plot, the front consists landscaped gardens with block paved driveway, plenty of parking and access to the garage. To the rear is a well proportioned garden with patio area and energy efficient lighting.

The property is located on the outskirts of the village of Grimsargh.

Grimsargh itself is positioned around an attractive village green and includes an array of amenities including shops, a public house and a range of good schools within the area. Access to the main road network is good, along with access to the M6 motorway, making this an ideal location for those who are looking to commute, and Preston is just a short drive away.



General Remarks

Services: the property has the benefit of mains water and mains electricity. Heating is by way of air source heat pump.

Parking allocated and number of spaces : single garage and driveway to fit 4 cars.

Construction Type : brick and tile roof.

Building Safety : none known to vendor.

Restrictive Covenants : none known to vendor.

Listed building : the property is not listed.

Conservation Area / AONB : this property is not in a designated conservation area or an Area of Outstanding Natural Beauty..

Easement, and Wayleaves or Rights of Way : none known to vendor.

Footpaths / Bridleways : none known to vendor.

Flooding : none known to vendor. The property is in flood zone 1.

Unimplemented Planning Consents : there is no unimplemented planning consents.

Planning Consents affecting the property : none known to vendor.

Accessibility adaption information : N/A

Coal field / mining area : none known to vendor.

Communications :

Broadband: Ultrafast 1800mpbs available in the area

Mobile signal: EE, Three, O2, Vodafone - all available in the area

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Preston City Council **Council Tax:** E

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : [///outbursts.hikes.wand](#)

Money Laundering Regulations Compliance : please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals : we refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale : the property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

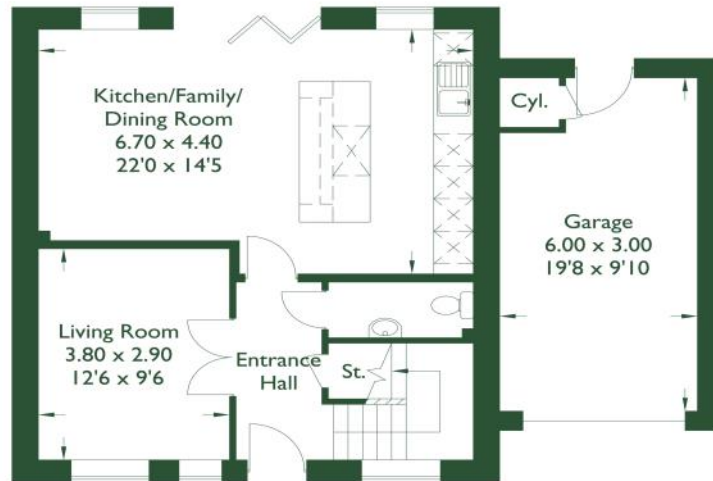
SUBJECT TO CONTRACT

333 Preston Road, Grimsargh

Approximate Gross Internal Area : 122.70 sq m / 1320.73 sq ft

Garage : 18.00 sq m / 193.75 sq ft

Total : 140.70 sq m / 1514.48 sq ft



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that: 01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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