



Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Asking Price £235,000







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2 Bedrooms



1 Bathroom



0 Acres

-
- Beautifully presented two-bedroom home in the highly sought-after village of Grimsargh
 - Renovated and immaculately maintained offering a move in opportunity
 - Charming blend of traditional character and contemporary finishes
 - Generous proportions and high ceilings creating a spacious feeling throughout
 - Spacious open plan lounge and dining area with log burner



Character, contemporary style and village living – a beautifully presented two-bedroom home in sought-after Grimsargh.

Renovated and immaculately maintained, this charming home blends traditional character with modern finishes, generous proportions and practical living space, it offers a move-in-ready home in an excellent village location.

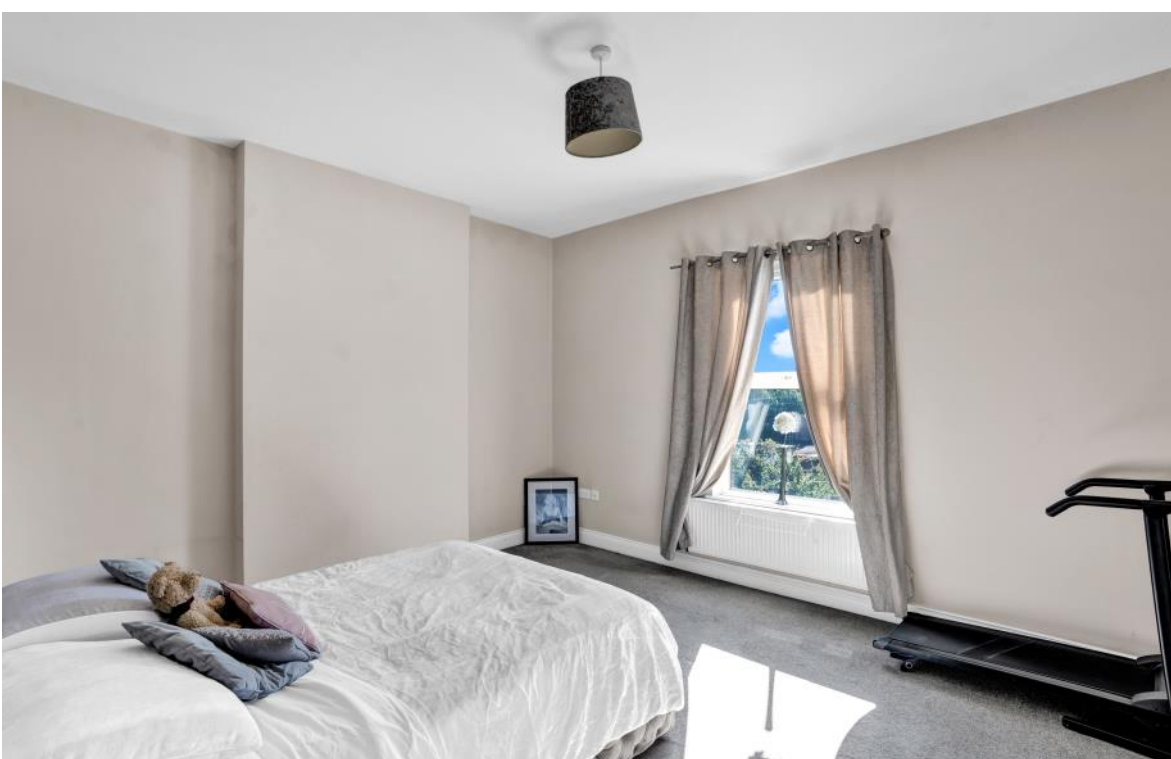
201 Preston Road is a beautifully presented two-bedroom end terraced home set within the highly desirable village of Grimsargh.

Renovated a few years ago and immaculately maintained ever since, this charming property combines the character of a traditional home with modern finishes and practical living. High ceilings, generous room proportions and quality detailing create a bright and welcoming feel throughout.



To the front, there is a low maintenance front garden boarded by a newly rebuilt brick wall and there is a mature beach hedge providing privacy to the road. The entrance opens into a bright hallway, leading through to a spacious open-plan lounge and dining area. A traditional fireplace with log burner provides a cosy focal point, while the high ceiling and large front window fill the room with natural light, making it an ideal space for relaxing and entertaining.

To the rear, the contemporary handleless kitchen features sleek work surfaces and excellent space for appliances. The kitchen opens directly onto a generous, low-maintenance rear garden, providing a private outdoor setting for entertaining, dining or simply enjoying the peace and quiet. Two useful ground-floor storage cupboards add further practicality.



Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom positioned to the front of the property. A modern family bathroom completes the first floor, featuring a shower over the bath and heated towel rail.

Quality finishes can be found throughout, including solid oak internal doors, complemented by tasteful modern décor and fixtures.

Located in the sought-after village of Grimsargh, the property is ideally placed for local schools, shops and amenities, while the surrounding countryside offers plenty of opportunities to enjoy the outdoors. With its combination of character, contemporary presentation, generous living space and excellent location, 201 Preston Road represents an ideal move-in-ready home.

Early viewing is highly recommended to fully appreciate the space, quality and setting this attractive property has to offer.

Preston and Longridge have an extensive range of amenities to include shops, supermarkets, healthcare providers, and schools. Private schools in the area include; Westholme, Stonyhurst, Kirkham Grammar School and AKS.

There is good access via main roads and national Motorway network via the M6 which is a short drive away, along with a mainline Railway station at Preston, making this an ideal location for those who commute further afield.



General Remarks

Services: The property has the benefit of mains water, mains gas, mains sewerage and mains electricity. Heating is by way of an gas central heating system.

Parking allocated and number of spaces : On street parking.

Construction Type : Red brick.

Building Safety: The property was fully refurbished in 2018.

Restrictive Covenants : None.

Listed building : The property is not listed.

Conservation Area / National Landscapes : None.

Easement, and Wayleaves or Rights of Way : None.

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : None.

Coal field / mining area : None known.

Communications :

Broadband: 1000Mbps available in the area

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

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

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

Buyers information: Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

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:** Band B

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. Please note that CCTV and or recording devices may be in operation at the property during viewings.

What3words Location : ///angelsticking.animator

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

Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement

AML checks : Buyers who have had an offer accepted in principle, will need to complete an Anti-Money Laundering (AML) and Identity Verification check, this is a legal requirement. We use a specialist third party to conduct these checks. Individuals purchasing a property have checks conducted directly by Coadjute and a non-refundable fee of £45.00 plus VAT per purchaser will be payable. This fee cannot be refunded even if the property purchase does not go ahead. We will be notified once the checks have been completed, if successful the Memorandum of Sale will then be sent to solicitors.

SUBJECT TO CONTRACT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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 to 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 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.



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