

HOME  TRUTHS



Grasmere Avenue, Farington

PR25 3UE



The perfect family home in a sought after residential area, within easy reach of town centre amenities and offering 1200 square feet of stylish, elegant and energy efficient accommodation.

To the front, the tarmac driveway can accommodate two vehicles and leads past the lawn with planted borders, to the EV charging point and the main entrance. Step into the hallway and from there into the spacious living room with media wall and inset remote controlled electric fire.

To the right, reception two is currently enjoying life as a cinema and playroom, and to the rear, the heart of the home comprises dining area and kitchen with a range of wall and base units with breakfast bar and integrated appliances including induction hob, electric oven and grill, refrigerator, freezer and dishwasher. A separate utility/boot room has space power and plumbing for additional appliances including the Ideal Logic combi boiler, and has cloakroom off comprising wc and wash hand basin.

Step out through patio doors into the delightful, west facing garden with gravelled pathway leading to the lawn and herbaceous planting, and three decked areas making this a wonderful place to relax, entertain or be with the family.

Back inside, stairs lead up to the first floor landing with the master bedroom having fitted wardrobes and en suite comprising mixer shower in cubicle, wc and floating wash hand basin. There are three further double bedrooms with bedroom two also having built in storage and the inviting family bathroom comprises bath with screen and rainfall mixer shower over,



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Beautiful detached family home
- Four bedrooms
- Over 1200 square feet
- West facing rear garden
- Virtual tour
- Close to town centre amenities



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Floor 1



Floor 2

Approximate total area⁽¹⁾

112.7 m²

1211 ft²

Reduced headroom

0.5 m²

5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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