

HOME  TRUTHS

Grasmere Avenue, Farington

PR25 3UE





Wonderful detached property on a corner plot adjacent to green space in a popular residential area within easy reach of town centre amenities and popular schools and colleges. Step into the entrance hallway with cloakroom off comprising wash hand basin and wc, and from there to the spacious living room. Leading off is the dining kitchen comprising a range of wall and base units with gas hob, electric oven and grill, refrigerator, freezer and space, power & plumbing for additional appliances. Patio doors open to the private west facing garden with sun terrace and gate which leads to the two car driveway. If you fancy a little longer walk, then you can stroll along lovely pathways all the way to Bluebell Woods. Back inside, stairs lead up to the first floor landing with access to the loft and linen cupboard. Bedroom one benefits from built in wardrobes and en suite comprising mixer shower in cubicle, wc, floating wash hand basin and ladder heated towel rail. Bedroom two is a double to the rear, currently enjoying life as a dressing room, with bedroom three a comfortable single. Completing the accommodation, the bathroom comprises bath with screen and mixer shower over, wc and floating wash hand basin. With almost 800 square feet of accommodation and ready to move into this property is an excellent place to call home.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Lovely three bed detached property
- Corner plot
- Adjacent to green space
- Virtual tour
- c 800 square feet of accommodation
- Close to schools and amenities



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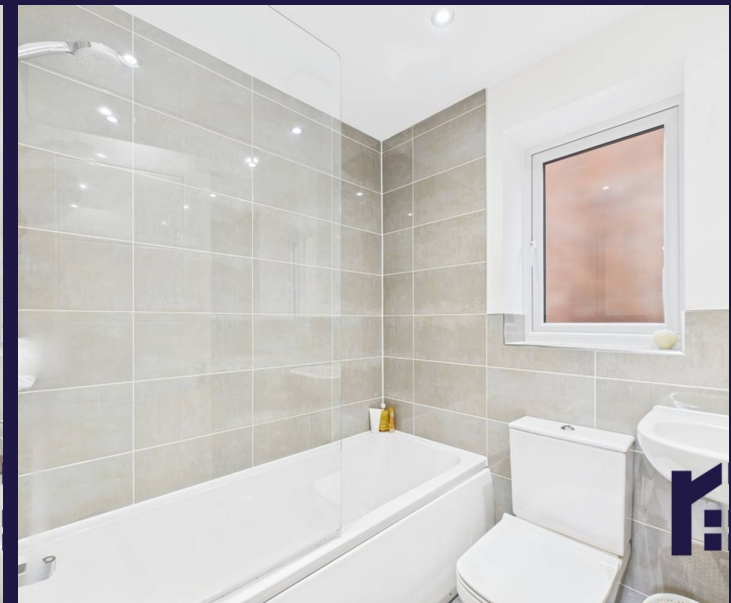
Eccleston Branch

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Coppull Branch

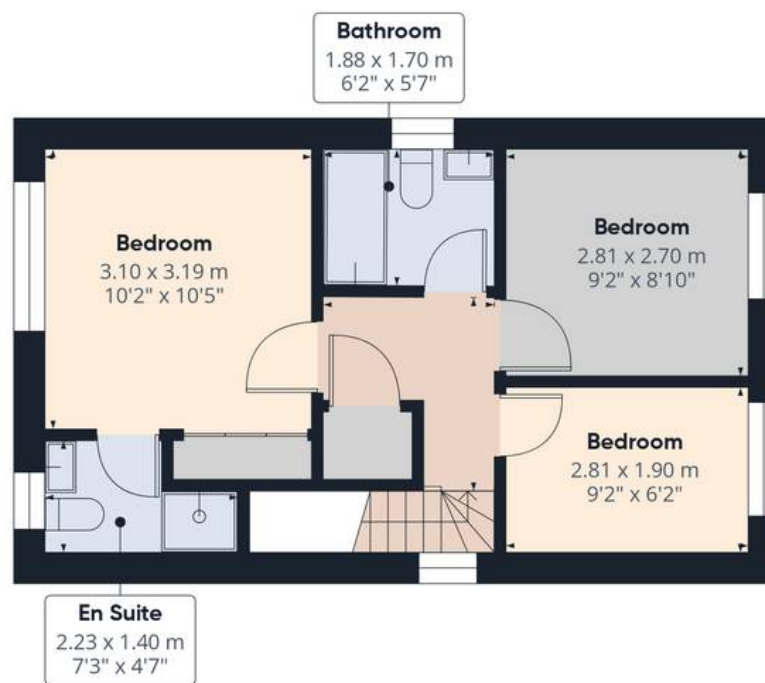
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Floor 1



Floor 2

Approximate total area⁽¹⁾

73.2 m²

787 ft²

(1) Excluding balconies and terraces

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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