



Holdens
ESTATE AGENTS

4 Willbrook Close, Grimsargh
£499,950

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4 Willbrook Close

Grimsargh, Preston

Spacious four-bed detached home with two en-suites, kitchen/diner, utility, garage, solar panels, ample parking, and garden with decking. Corner plot with open aspect. Ideal for families.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

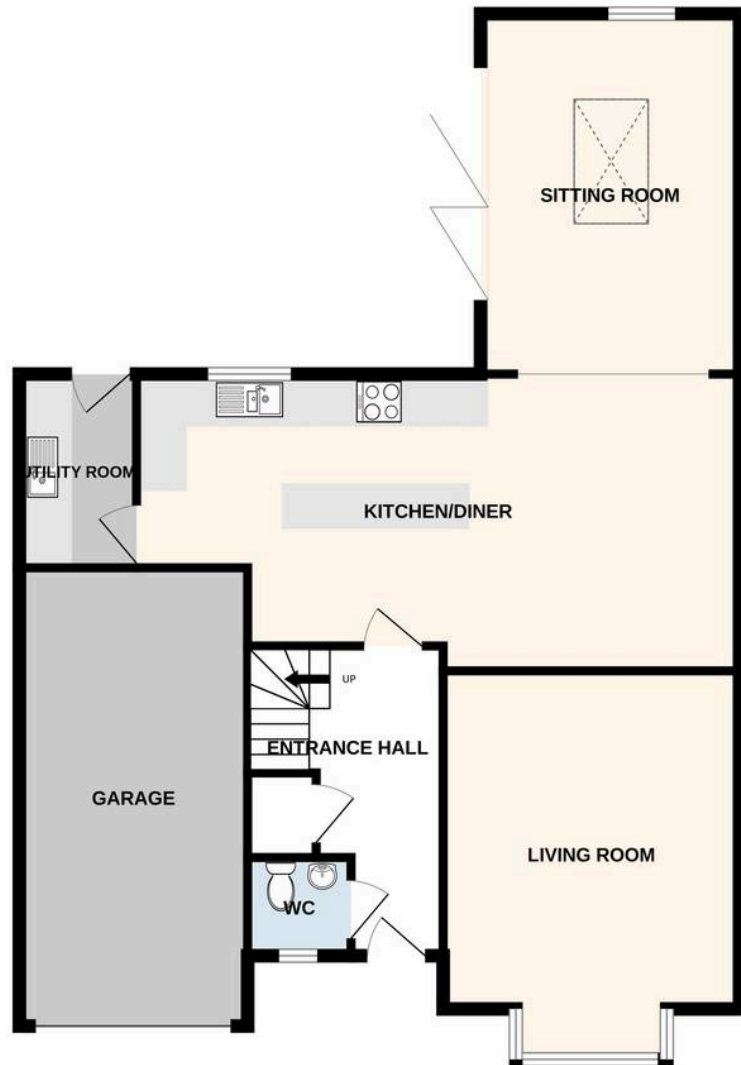
- Very appealing detached family home
- Ground floor WC
- Entrance Hallway
- Separate Living Room
- Kitchen/diner, sitting room with bi-fold doors, utility
- Four bedrooms & two en-suites
- Garage, ample driveway parking and corner garden area
- Lawned garden with raised decking and lawn
- Enjoying an open aspect to front elevation
- Solar panels



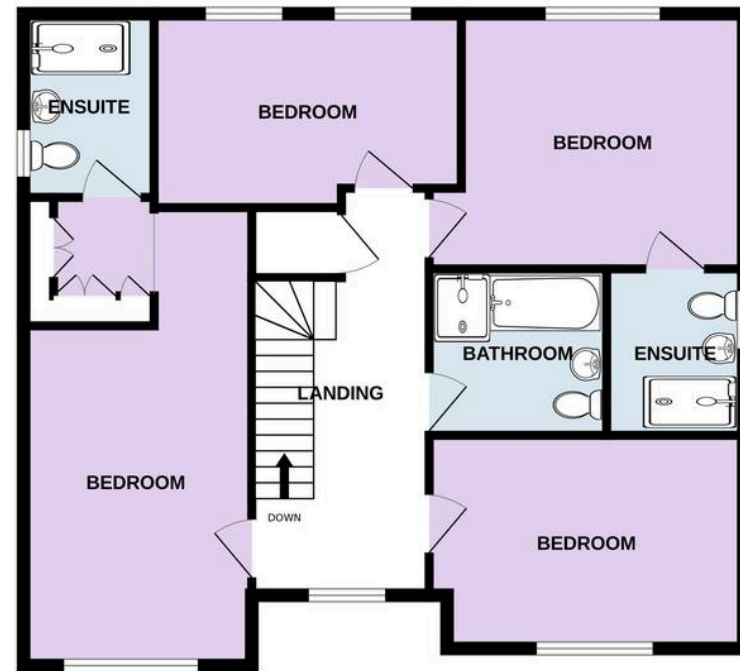




GROUND FLOOR
95.2 sq.m. (1025 sq.ft.) approx.



1ST FLOOR
77.8 sq.m. (837 sq.ft.) approx.



TOTAL FLOOR AREA : 173.0 sq.m. (1862 sq.ft.) approx.
Every attempt is made to ensure accuracy, however all measurements are approximate. This plan is for illustrative purposes only and is not to scale.
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