



  
**Holdens**  
ESTATE AGENTS

**34 Preston Road, Grimsargh**  
**£464,950**

  
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## 34 Preston Road

Grimsargh, Preston

OPEN HOUSE Saturday April 25th 10am to 12 noon.

Spacious four bedroom detached bungalow with fantastic modern kitchen, versatile living areas, ample parking, tandem garage and spacious rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

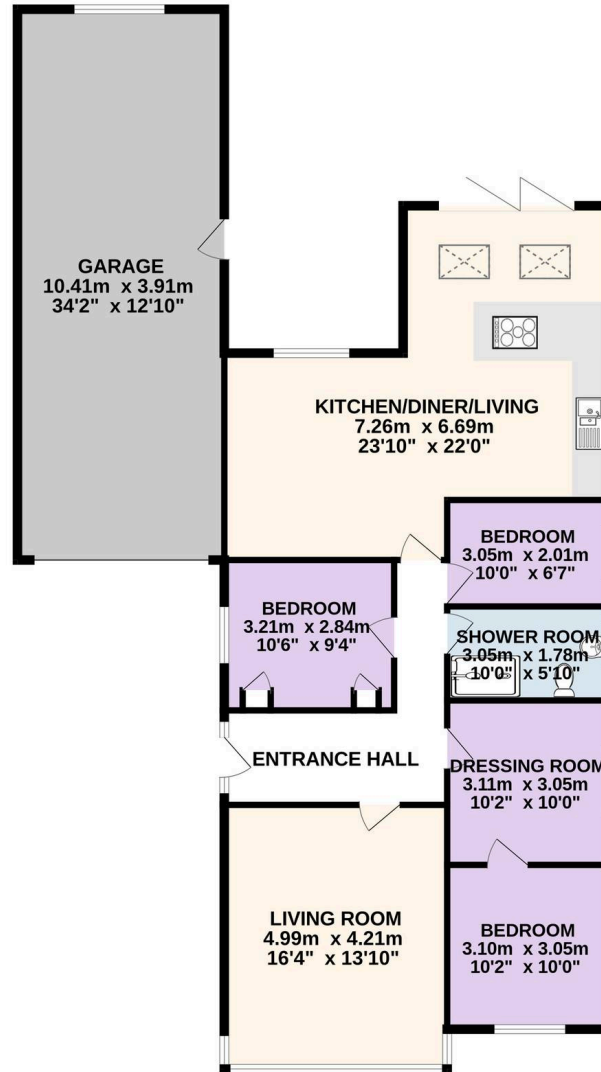
- Open House Saturday 25th April 10am to 12 Noon
- Detached True Bungalow
- Superb family home
- Living Room
- Kitchen/diner/family room
- Three bedrooms & dressing room
- Ample driveway parking & tandem garage
- Superb rear garden with covered area for entertaining
- Convenient location handy for motorway access
- Viewing essential to fully appreciate this special home







GROUND FLOOR  
147.3 sq.m. (1586 sq.ft.) approx.



TOTAL FLOOR AREA: 147.3 sq.m. (1586 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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## Holdens Longridge

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