



 Holdens
ESTATE AGENTS

17 Yew Tree Avenue, Grimsargh
£320,000

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17 Yew Tree Avenue

Grimsargh, Preston

Spacious 3-4 bed detached home with flexible living, ground floor room, garage, utility, parking, bathroom and shower room. Sought-after location near schools, amenities and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

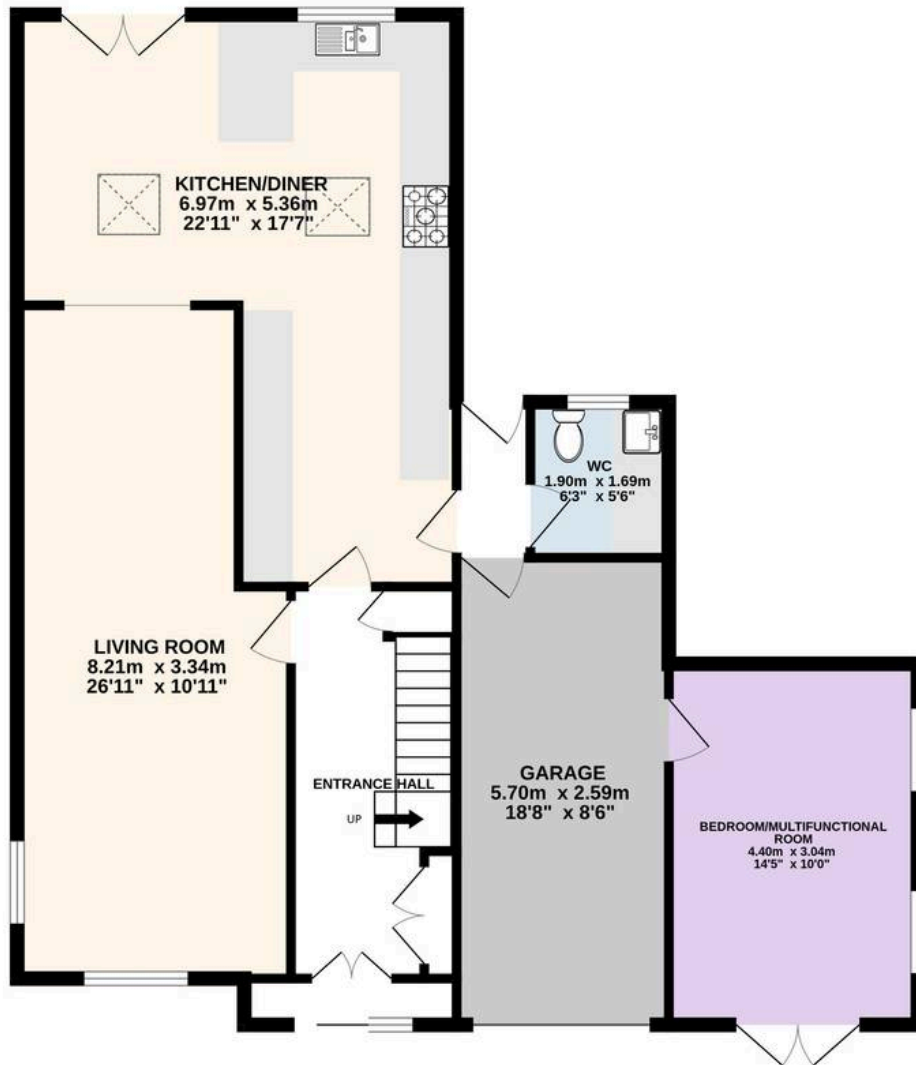
- Detached Family Home
- 3-4 Bedrooms
- Bright Kitchen/Diner
- Large Inviting Living Room
- Bathroom and Shower Room
- Utility and downstairs wc
- Garage
- Off Road Parking For multiple Vehicles
- Private rear Garden
- Sought After Location







GROUND FLOOR
97.4 sq.m. (1049 sq.ft.) approx.



1ST FLOOR
58.2 sq.m. (626 sq.ft.) approx.



TOTAL FLOOR AREA : 155.6 sq.m. (1675 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

66 Derby Road, Longridge - PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

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