



  
**Holdens**  
ESTATE AGENTS

**50 Hock Drive, Grimsargh**  
**£450,000**

  
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## 50 Hock Drive

Grimsargh, Preston

Spacious four-bedroom detached home with open plan living, two ensuites, utility room, garage, built-in wardrobes, private garden, and sought-after location. Early viewing recommended.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Detached Family Home
- Beautifully Presented
- Open Plan Kitchen/Dining/Living
- Inviting Living Room
- 4 Bedrooms
- 2 Ensuite Shower Rooms & Family Bathroom
- Integral Garage
- Private Rear Garden
- Built in Wardrobes in 2 Bedrooms
- Open Aspect to the Front







GROUND FLOOR  
79.0 sq.m. (851 sq.ft.) approx.



1ST FLOOR  
79.0 sq.m. (851 sq.ft.) approx.



TOTAL FLOOR AREA : 158.0 sq.m. (1701 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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