



 Holdens  
ESTATE AGENTS

**323 Preston Road, Grimsargh**  
**£399,950**

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## 323 Preston Road

Grimsargh, Preston

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

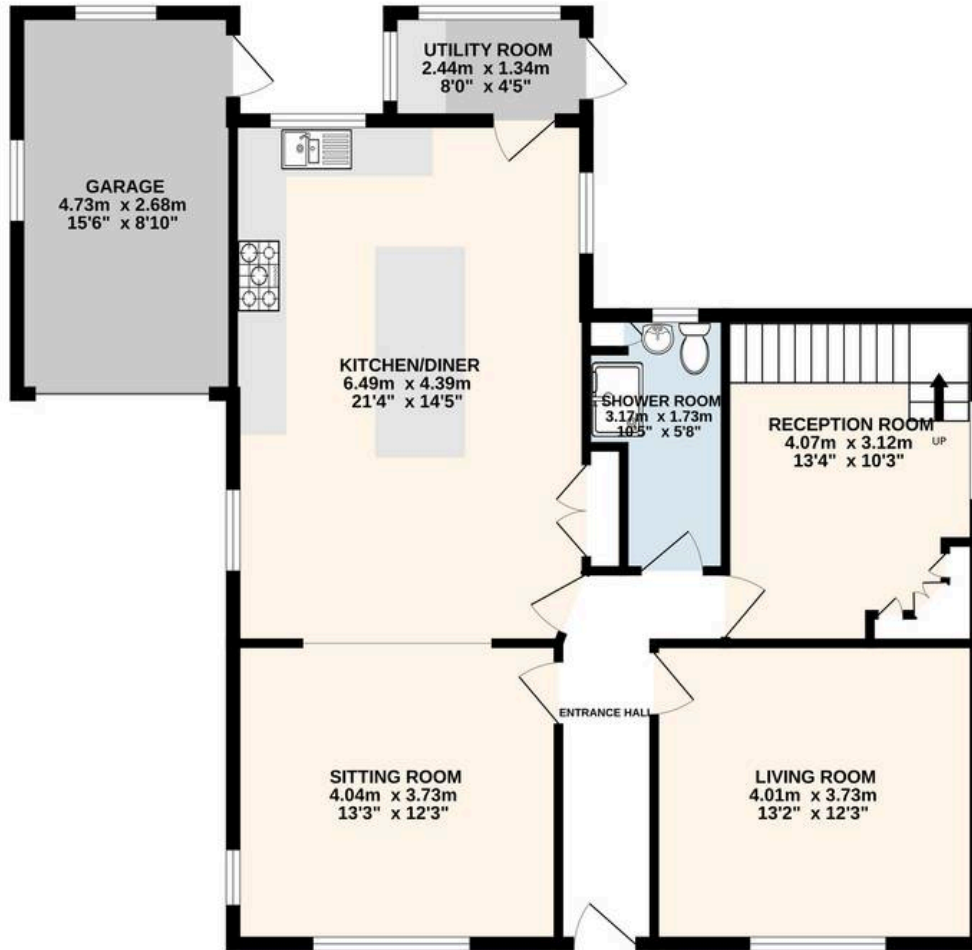
- Very appealing detached property
- Entrance Hallway
- Three reception rooms
- Spacious kitchen/diner
- Utility Room
- Three bedrooms & en-suite
- Ground floor shower room & family bathroom to first floor
- Attached garage & driveway parking
- Good size lawned side garden with paved areas
- Small garden frontage



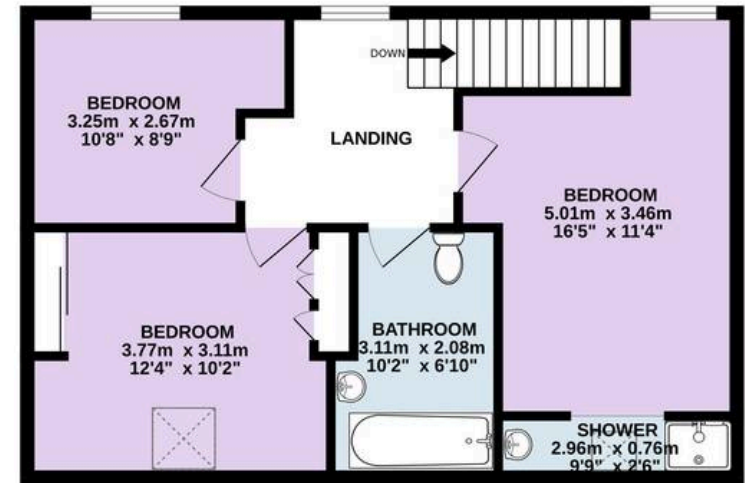




GROUND FLOOR  
98.7 sq.m. (1062 sq.ft.) approx.



1ST FLOOR  
50.9 sq.m. (548 sq.ft.) approx.



TOTAL FLOOR AREA : 149.5 sq.m. (1610 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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