



3 Wood Top Avenue, Grimsargh
£148,256

Holdens
ESTATE AGENTS



3 Wood Top Avenue

Grimsargh, Preston

Well-presented 2-bed semi in Grimsargh, offered via Affordable Housing Scheme at 33% discount. Modern kitchen/diner, garden, driveway. Eligibility criteria apply. Ideal for first-time buyers.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

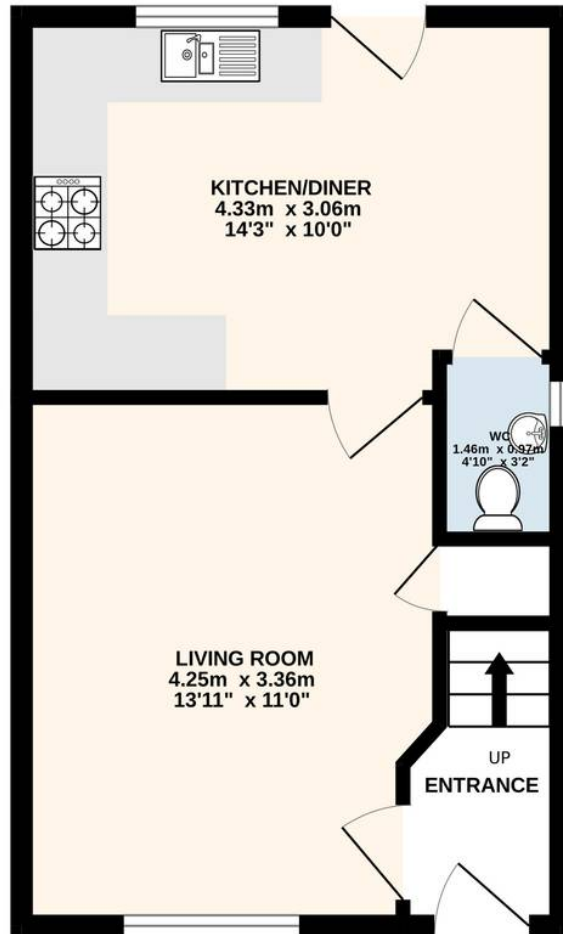
- Available to purchase through the Affordable Housing Scheme with a 33% discount off the full market value (eligibility criteria apply).
- Fantastic opportunity for first-time buyers to take their first step onto the property ladder.
- Well-presented two-bedroom semi-detached home in a sought-after residential location.
- Spacious kitchen/diner with plenty of room for everyday family living and entertaining.
- Bright and comfortable living room, perfect for relaxing.
- Convenient ground floor WC and a modern family bathroom to the first floor.
- Two well-proportioned bedrooms offering comfortable accommodation.
- Enclosed rear garden providing a lovely outdoor space to enjoy.
- Driveway to the side of the property offering off-road parking.
- Situated in the popular village of Grimsargh, close to local amenities, well-regarded schools, transport links, Preston and Longridge.



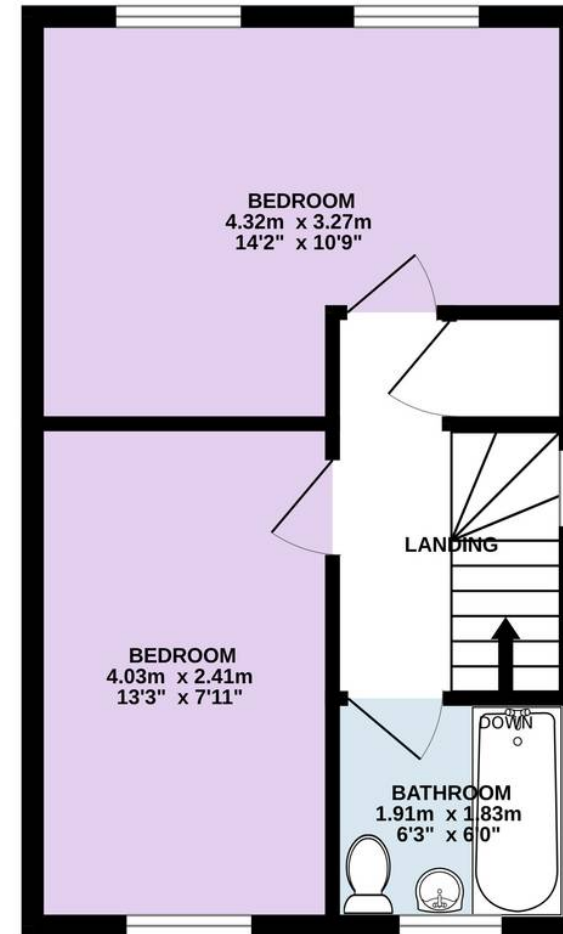




GROUND FLOOR
31.6 sq.m. (341 sq.ft.) approx.



1ST FLOOR
31.6 sq.m. (340 sq.ft.) approx.





Holdens Longridge

66 Derby Road, Longridge – PR3 3FE

01772 233380

longridge@holdens.co.uk

www.holdens.co.uk/

Disclaimer: All information such as plans, dimensions, and details about the property's condition or suitability is provided in good faith and believed to be accurate, but should not be relied upon without independent verification. Buyers or tenants must carry out their own checks. Appliances and systems haven't been tested. It's strongly advised to get professional inspections before making any commitments. No employee or agent of Holdens Estate Agents is authorised to make promises or guarantees about the property. These details are for general guidance only and do not form part of any contract. All discussions with Holdens Estate Agents are subject to contract.