



16 Douglas Lane, Grimsargh, Preston, PR2 5JF

£214,950



Nestled in the charming village of Grimsargh, this delightful townhouse on Douglas Lane offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The modern kitchen/diner opens out onto the south facing rear garden, creating a seamless indoor-outdoor living experience that's perfect for family meals or entertaining. Two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household. The separate garage adds valuable storage space, while the off-road parking facilities provide additional convenience for residents and visitors alike.

One of the standout features of this property is the low-maintenance rear garden, which offers a peaceful retreat for outdoor enjoyment without the burden of extensive upkeep. This space is perfect for summer barbecues or simply unwinding after a long day.

With its desirable location in Grimsargh, residents can enjoy the tranquillity of village life while still being within easy reach of local amenities. The property also offers great motorway access, making commuting and travel straightforward and hassle-free.

This townhouse presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.













## Road Map



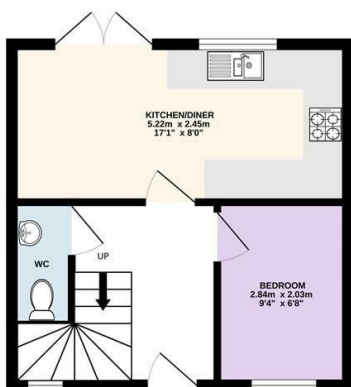
## Hybrid Map



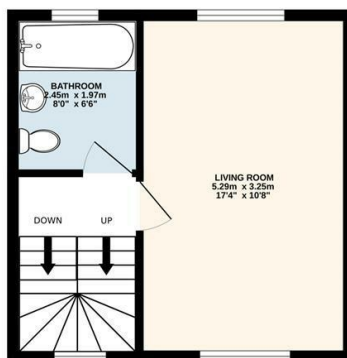
## Terrain Map



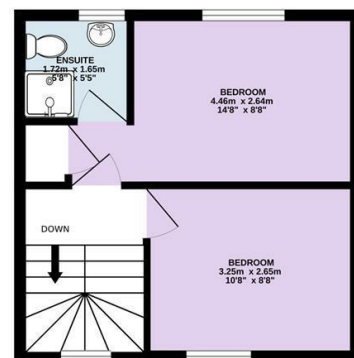
GROUND FLOOR  
27.6 sq.m. (297 sq.ft.) approx.



1ST FLOOR  
27.6 sq.m. (297 sq.ft.) approx.



2ND FLOOR  
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 82.8 sq.m. (891 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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## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

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