



## 9 Waingate, Grimsargh, Preston, PR2 5RL

£249,950



Beautifully Presented Four-Bedroom Dormer Bungalow in a Sought-After Location

Holdens are delighted to bring to market this beautifully maintained semi-detached dormer bungalow, ideally located in a popular residential area. Lovingly cared for and well presented by the current owners, this versatile home offers spacious accommodation suitable for families or those looking for flexible living arrangements.

The ground floor comprises an entrance hallway, a bright and welcoming living room, a well-equipped kitchen/diner, a study or fourth bedroom, and a modern bathroom. Wooden flooring runs through much of the ground floor, adding warmth and character throughout.

Upstairs, the first floor features a spacious master bedroom with en-suite, along with two further bedrooms—ideal for children, guests, or additional workspace.

The property benefits from gas central heating and double glazing throughout.

Externally, the home enjoys a well-kept front lawn with planted borders and a driveway providing off-road parking for several vehicles, leading to a detached garage. The generous rear garden is South/West facing and features a lawn, patio area, and well-stocked borders—perfect for entertaining or relaxing in the sun.

Conveniently located for access into Preston and close to motorway links, this property offers the perfect balance of suburban living with excellent connectivity.













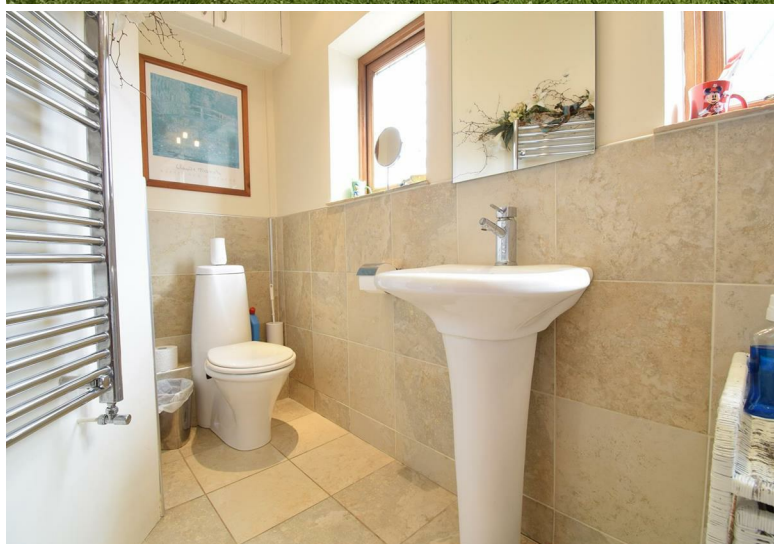














Road Map



Hybrid Map



Terrain Map



Ground Floor



First Floor



## Viewing

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

### Misdescriptions Act

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