



17 Nook Glade, Grimsargh, Preston, PR2 5JX

O.I.R.O £179,950

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Nestled in the charming area of Nook Glade, Grimsargh, this semi-detached house now in need of some modernisation presents a wonderful opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a welcoming reception room, complemented by an additional reception area, providing ample room for relaxation and entertaining.

The kitchen, while in need of modernisation, offers a blank canvas for you to design a culinary space that suits your lifestyle. The shower room is conveniently located, catering to the needs of the household.

Outside, the property boasts generous off-road parking, leading to a detached garage, perfect for additional storage or as a workshop. The gardens to the front provide a pleasant outdoor space, ideal for enjoying the fresh air or for children to play.

Situated in a popular residential location, this home is surrounded by a friendly community and is close to local amenities. With a vision and effort, this property can be transformed into a stunning family home. Don't miss the chance to make this house your own in the desirable area of Grimsargh. NO CHAIN.



























## Road Map



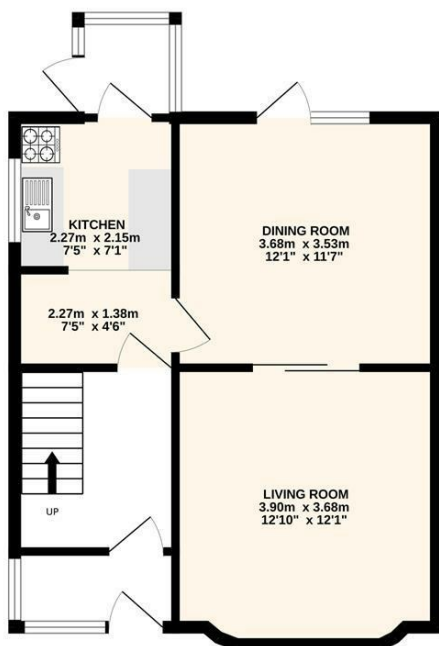
## Hybrid Map



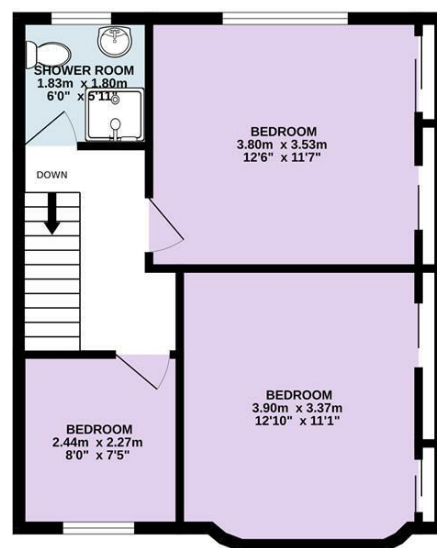
## Terrain Map



GROUND FLOOR  
45.2 sq.m. (487 sq.ft.) approx.



1ST FLOOR  
43.3 sq.m. (466 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (953 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.

### **Misdescriptions Act**

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