



18 Combine Road, Grimsargh, Preston, PR2 5DH

£385,000

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Located on Combine Road in the charming village of Grimsargh, this beautiful detached family home offers a perfect blend of space, comfort, and modern living. With four generously sized bedrooms, including one with an en-suite bathroom, this property is ideal for families seeking both privacy and convenience.

Two inviting reception rooms provide ample space for relaxation and entertaining. The heart of the home is undoubtedly the fantastic kitchen/diner/family room, which is designed to be both functional and stylish. This open-plan area is perfect for family gatherings and social occasions, while a snug area offers a cosy retreat for quieter moments. Additionally, a ground floor WC adds to the practicality of the layout.

The property is presented to a high standard, ensuring that you can move in with ease. The family bathroom is well-appointed, catering to the needs of the household. Outside, the rear garden is a delightful space, laid to lawn with a patio and decking area, perfect for enjoying sunny days and hosting barbecues.

For those with vehicles, driveway parking is available, providing convenience and ease of access. The location is particularly advantageous, with handy motorway access nearby, making commuting and travel straightforward.

A spacious family home in Grimsargh, combining modern amenities with a welcoming atmosphere. It is an excellent opportunity for anyone looking to settle in a desirable area. Don't miss the chance to make this lovely property your new home.



























## Road Map



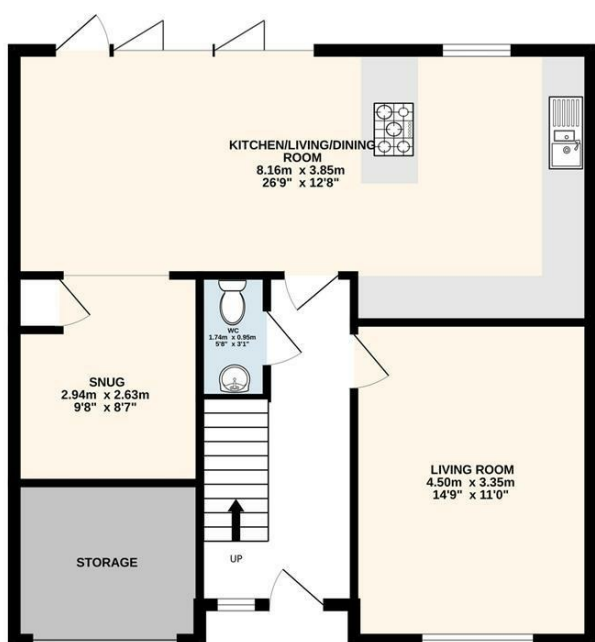
## Hybrid Map



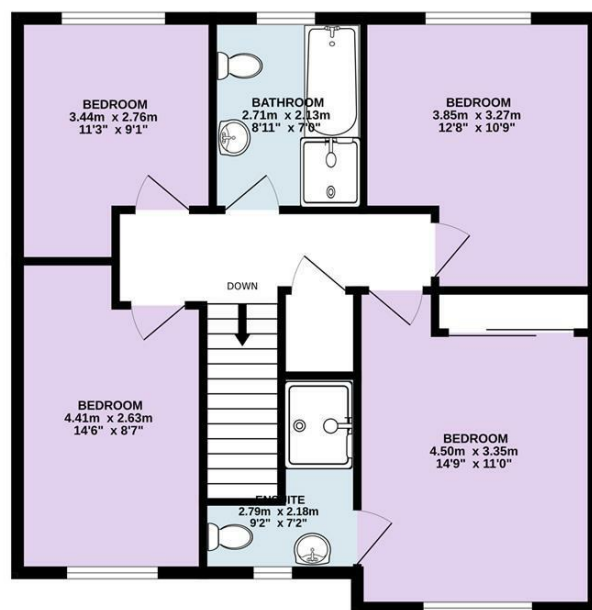
## Terrain Map



GROUND FLOOR  
67.0 sq.m. (721 sq.ft.) approx.



1ST FLOOR  
65.7 sq.m. (707 sq.ft.) approx.



TOTAL FLOOR AREA : 132.7 sq.m. (1429 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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