



13 Carbis Avenue, Grimsargh, Preston, PR2 5LU

£214,950



Nestled in the charming village of Grimsargh, this well-presented three-storey townhouse on Carbis Avenue offers a delightful blend of comfort and convenience. With three spacious bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

Upon entering, you will find a welcoming ground floor that features a convenient WC, a well-equipped kitchen, and a comfortable bedroom, perfect for guests or as a home office. Ascend to the first floor, where a bright and airy living room awaits, providing an excellent space for relaxation and entertaining. This level also includes a modern bathroom, ensuring practicality for everyday living.

The second floor boasts two additional bedrooms, one of which benefits from an en-suite bathroom, offering a private retreat for the occupants.

The property is situated in a popular residential area, making it an attractive choice for those who appreciate a peaceful village atmosphere while still being conveniently close to motorway access for easy commuting.

Outside, you will find parking available at the front of the house, along with a garage at the rear, providing ample storage and convenience. The lengthy, well-established planted garden is a true highlight, offering a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air.

This townhouse is a wonderful opportunity for anyone looking to settle in a desirable location with all the amenities needed for modern living. Don't miss the chance to make this lovely property your new home.













Road Map



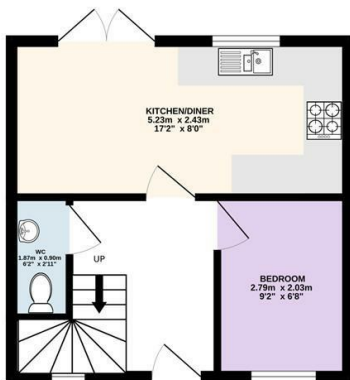
Hybrid Map



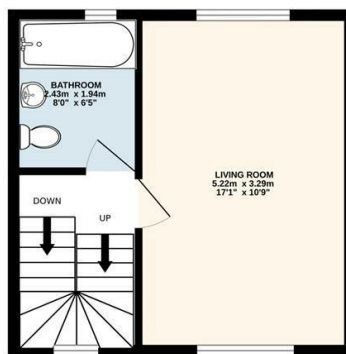
Terrain Map



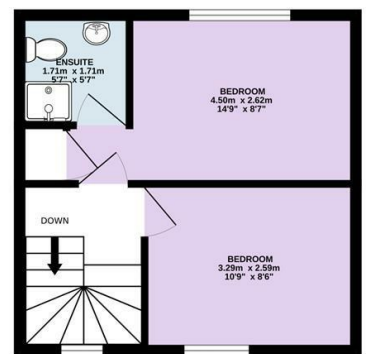
GROUND FLOOR
27.3 sq.m. (294 sq.ft.) approx.



1ST FLOOR
27.3 sq.m. (294 sq.ft.) approx.



2ND FLOOR
27.3 sq.m. (294 sq.ft.) approx.



TOTAL FLOOR AREA : 81.8 sq.m. (881 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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