



11 Wood Top Avenue, Grimsargh, Preston, PR2 5TT

£469,950

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Nestled in the charming area of Grimsargh, Preston, this immaculate detached family home on Wood Top Avenue offers a perfect blend of comfort and style. With a generous layout, the property boasts two inviting reception rooms, including a spacious living room and a delightful playroom, ideal for family gatherings and entertaining guests.

The heart of the home is the well-appointed kitchen/diner, which provides a wonderful space for family meals and socialising. The ground floor also features a convenient WC, enhancing the practicality of the living space.

Upstairs, you will find four well-proportioned bedrooms, with the master suite benefiting from a dressing room, providing a touch of luxury and ample storage. The family bathroom is thoughtfully designed to cater to the needs of a busy household, ensuring comfort and convenience for all.

The property is further enhanced by an integral double garage, offering secure parking and additional storage options. Outside, the superb large garden to the rear and side presents a fantastic opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer barbecues.

Driveway parking for two vehicles adds to the convenience of this splendid home. Immaculately presented and maintained throughout, this property is a true gem in a sought-after location, making it an ideal choice for families looking for a spacious and stylish residence. Don't miss the chance to make this wonderful house your new home.

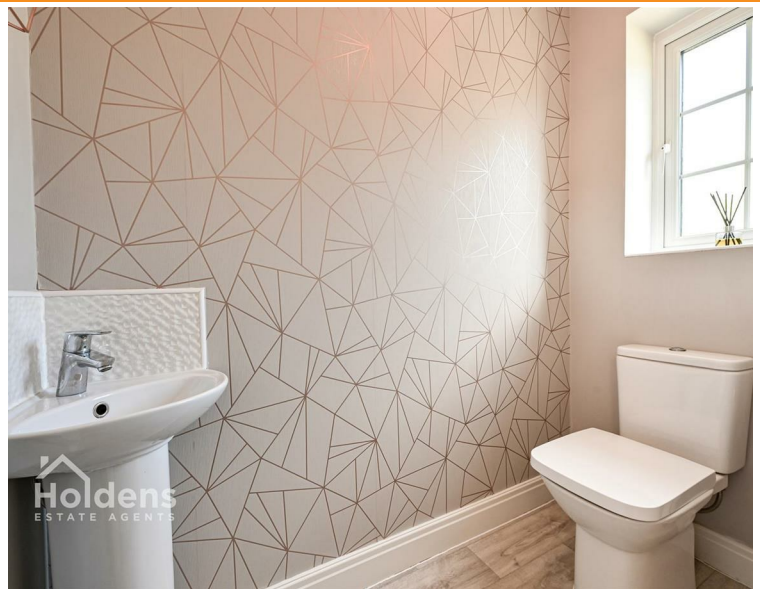
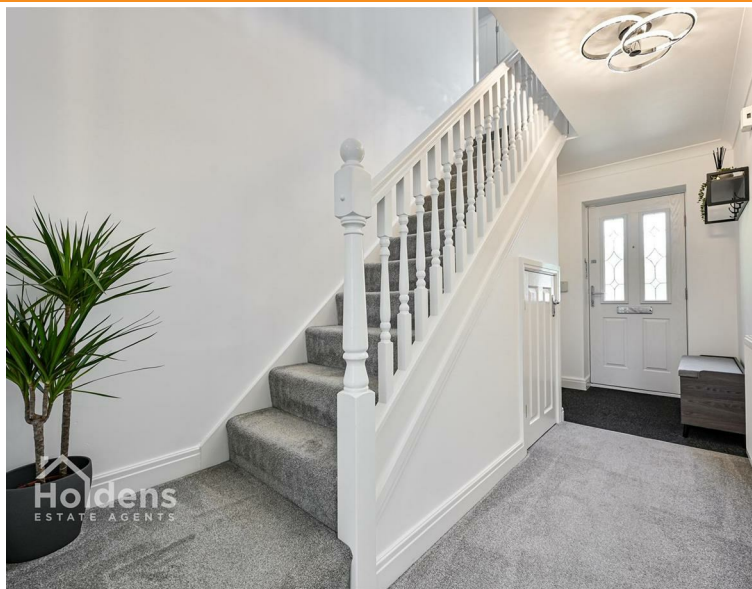












Road Map



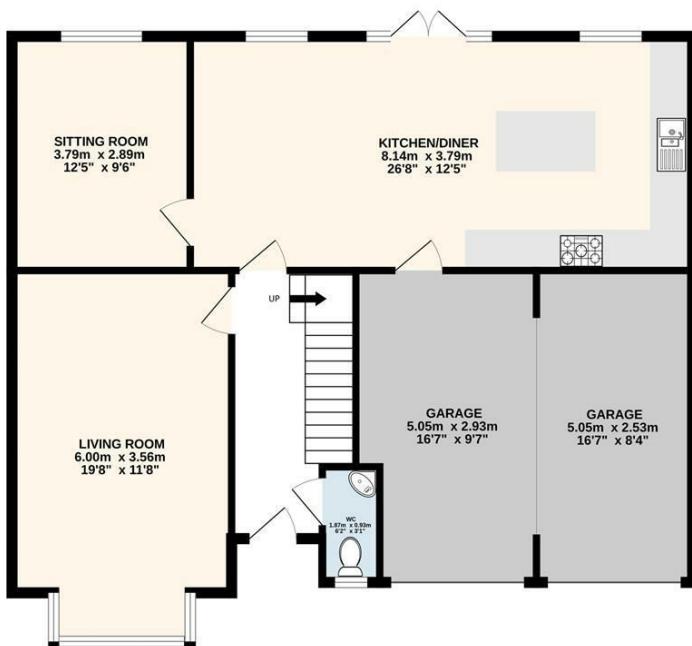
Hybrid Map



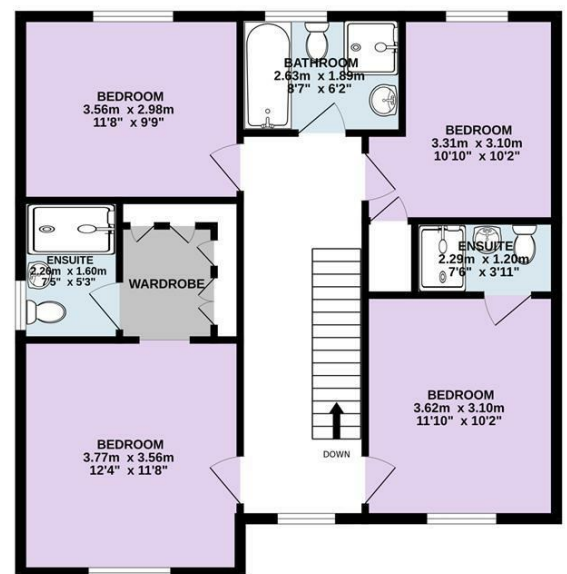
Terrain Map



GROUND FLOOR
98.7 sq.m. (1063 sq.ft.) approx.



1ST FLOOR
73.7 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 172.4 sq.m. (1856 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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