

# Property Details

28, Lindale Avenue, Grimsargh,  
Preston, PR2 5LL

Guide Price **£230,000**





# Property Photos

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL



Creation Date  
19/12/2025



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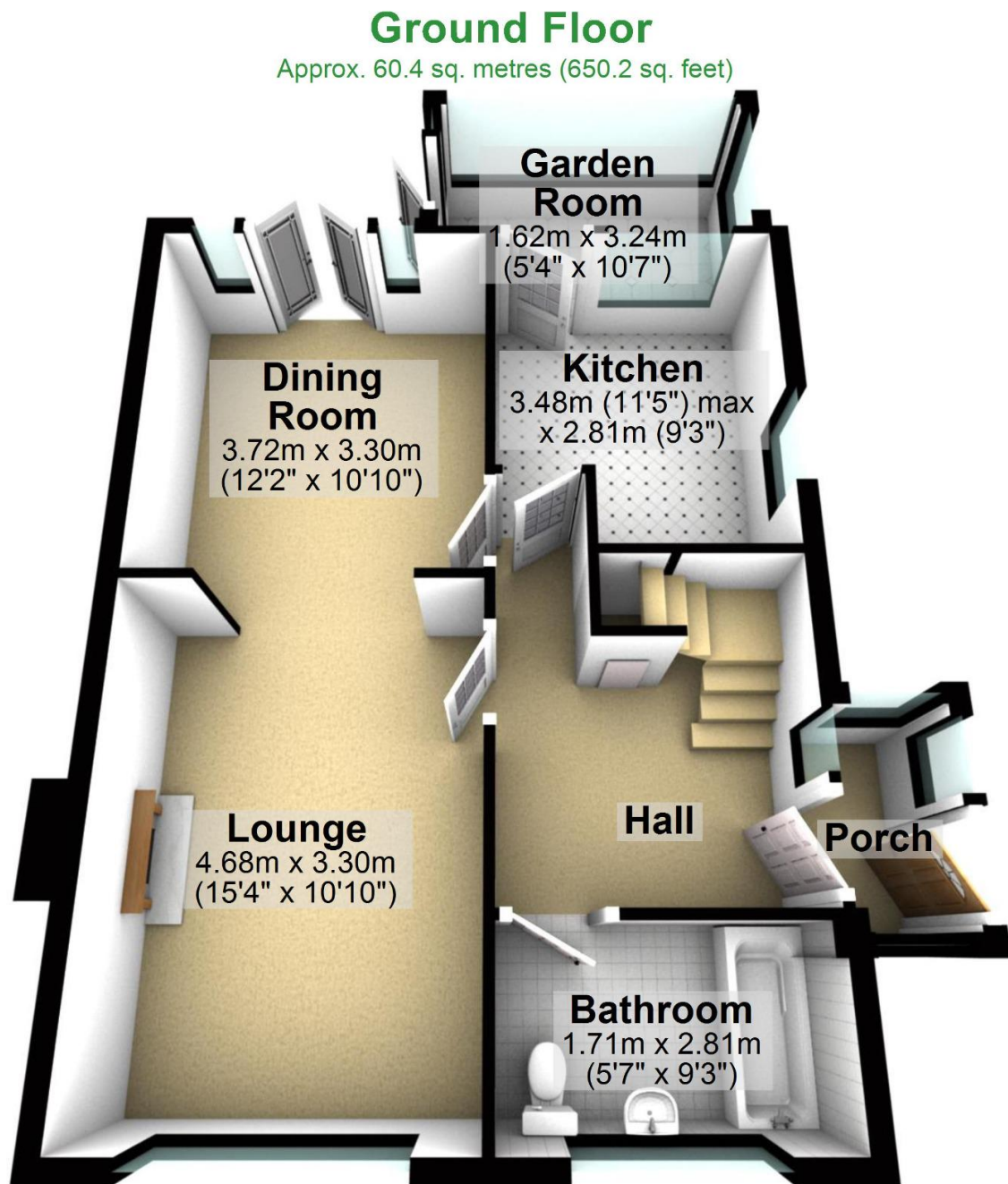


Creation Date

19/12/2025

# Property Floor Plans

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL



Total area: approx. 103.1 sq. metres (1110.3 sq. feet)

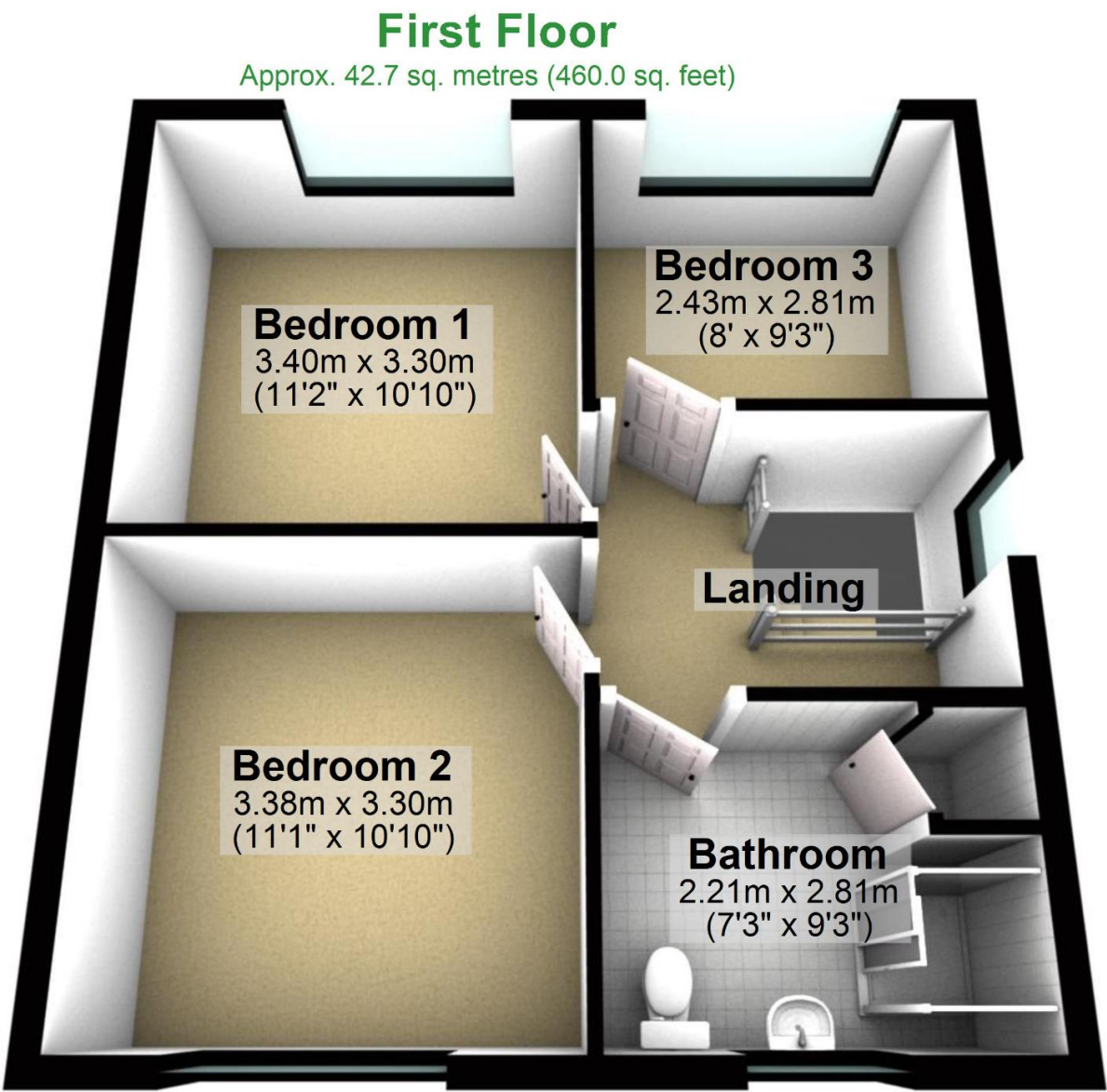
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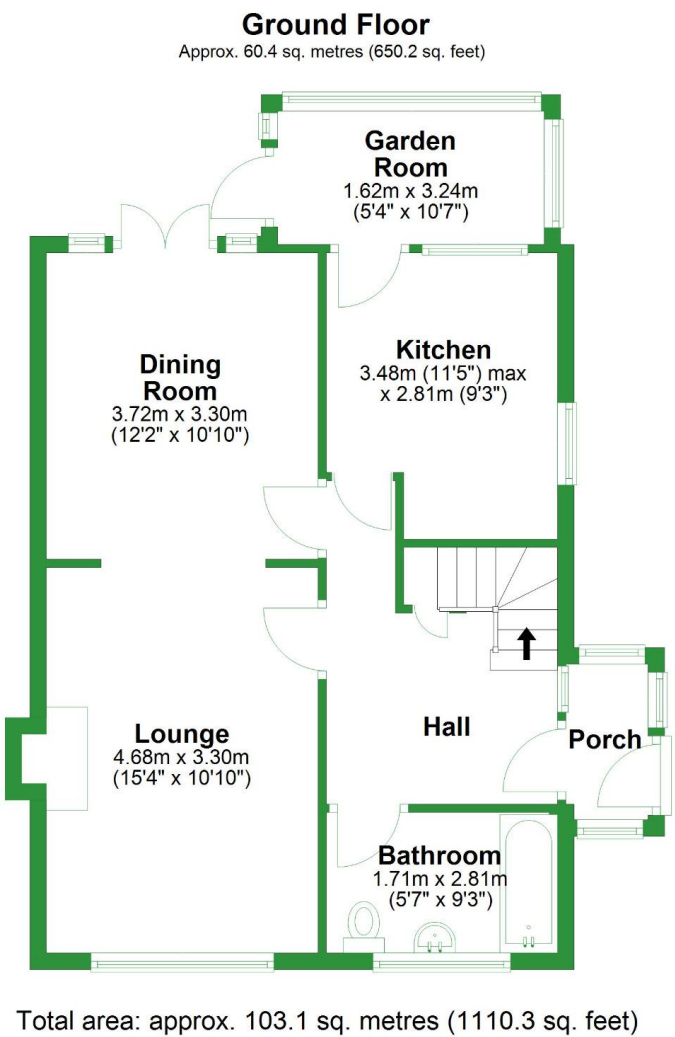
# Property Floor Plans

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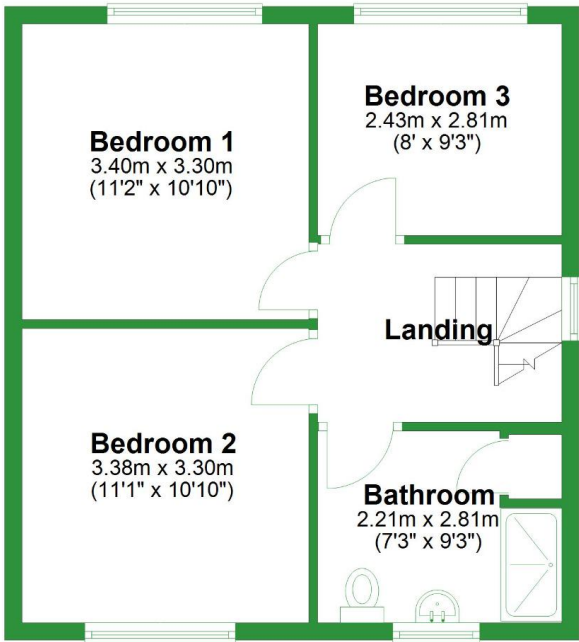


# Property Floor Plans

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## First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)





# Property EPC

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL

09/12/2025, 13:50

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

28 Lindale Avenue  
Grimsargh  
PRESTON  
PR2 5LL

Energy rating  
**D**

Valid until: 21 October 2032  
Certificate number: 8632-5420-2209-0329-1226

Property type

Semi-detached house

Total floor area

95 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

66 D

81 B

The graph shows this property's current and potential energy rating.

Property owners get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/8632-5420-2209-0329-1226?print=true>

1/4

Creation Date

19/12/2025

Page 9

# Property Info

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
2
Tenure Type
Freehold
Floor Area
-
Agency Type
Sole
Parking
Drive
Type
Sales
Electricity
Mains Supply



# Property Info

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL

Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas Central
Broadband
FTTC
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

# Property Info

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL

Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£230,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No



# Property Features

28, Lindale Avenue, Grimsargh, Preston, PR2 5LL

## Feature 1

Corner Plot

## Feature 2

Detached Garage And Off Road Parking

## Feature 3

Open Plan/living Dining Area

## Feature 4

Kitchen With Utility Area

## Feature 5

Downstairs Bathroom

## Feature 6

Three Bedrooms

## Feature 7

Shower Room

## Feature 8

South Facing Garden

## Feature 9

Close To Major Transport Links

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# Property Description

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## Three-Bedroom Home on a Generous Corner Plot in Sought-After Grimsargh

Set on a well-sized corner plot in the heart of Grimsargh, this beautifully presented three-bedroom property offers spacious living, excellent outdoor space, and a highly convenient location close to major transport links, motorway networks, and reputable schools – making it ideal for families, commuters, and those seeking a well-connected village lifestyle.

### Key Features

- Well-sized corner plot in a desirable Grimsargh location
- Detached garage plus ample off-road parking
- Entrance porch
- Spacious open-plan living/dining room
- Space suitable for a wood-burning stove
- Modern kitchen with adjoining utility area
- Downstairs bathroom & upstairs shower room
- Two generous double bedrooms
- Third bedroom currently utilised as a dressing room
- South-facing garden with excellent privacy

### Agent's Perspective

Upon entering, you are welcomed by a handy entrance porch, perfect for coats and shoes before stepping into a spacious hallway. A bright and airy open-plan living/dining room space offers versatile layout options and features a designated area perfect for installing a wood-burning stove, adding warmth and charm to the home.

The kitchen provides ample storage and worktop space, leading through to a practical utility area that keeps everyday chores neatly tucked away. Completing the ground floor is a contemporary downstairs bathroom, ideal for busy households.

Upstairs, the property boasts two well-proportioned double bedrooms and a versatile third bedroom, currently utilised as a convenient dressing room, but easily adaptable to a single bedroom, nursery, office, or guest room. There is also a stylish shower room, offering convenience on both floors.

The impressive south-facing garden enjoys all-day sunshine and offers space for entertaining, gardening, or simply relaxing. To the side of the property, you'll find a

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detached garage and ample off-road parking, making it ideal for multiple vehicles.