Pendle Hill Properties
estate and letting agents

Creation Date
02/11/2026

Property Details

323, Preston Road, Grimsargh, Preston, PR2 5JT

Guide Price **£350,000**



Property Photos

323, Preston Road, Grimsargh, Preston, PR2 5JT













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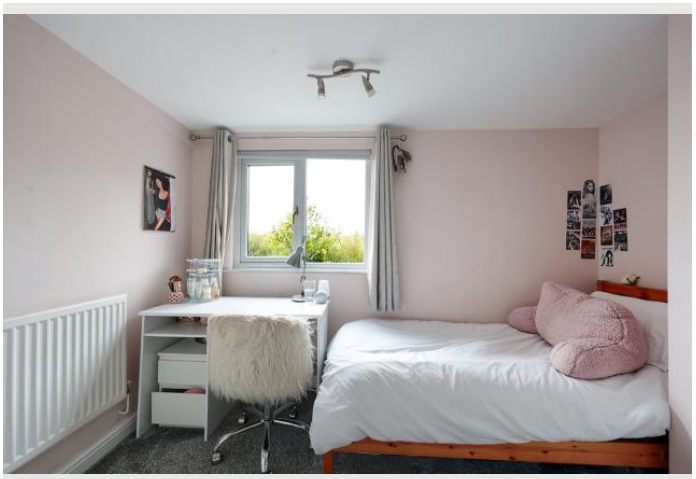
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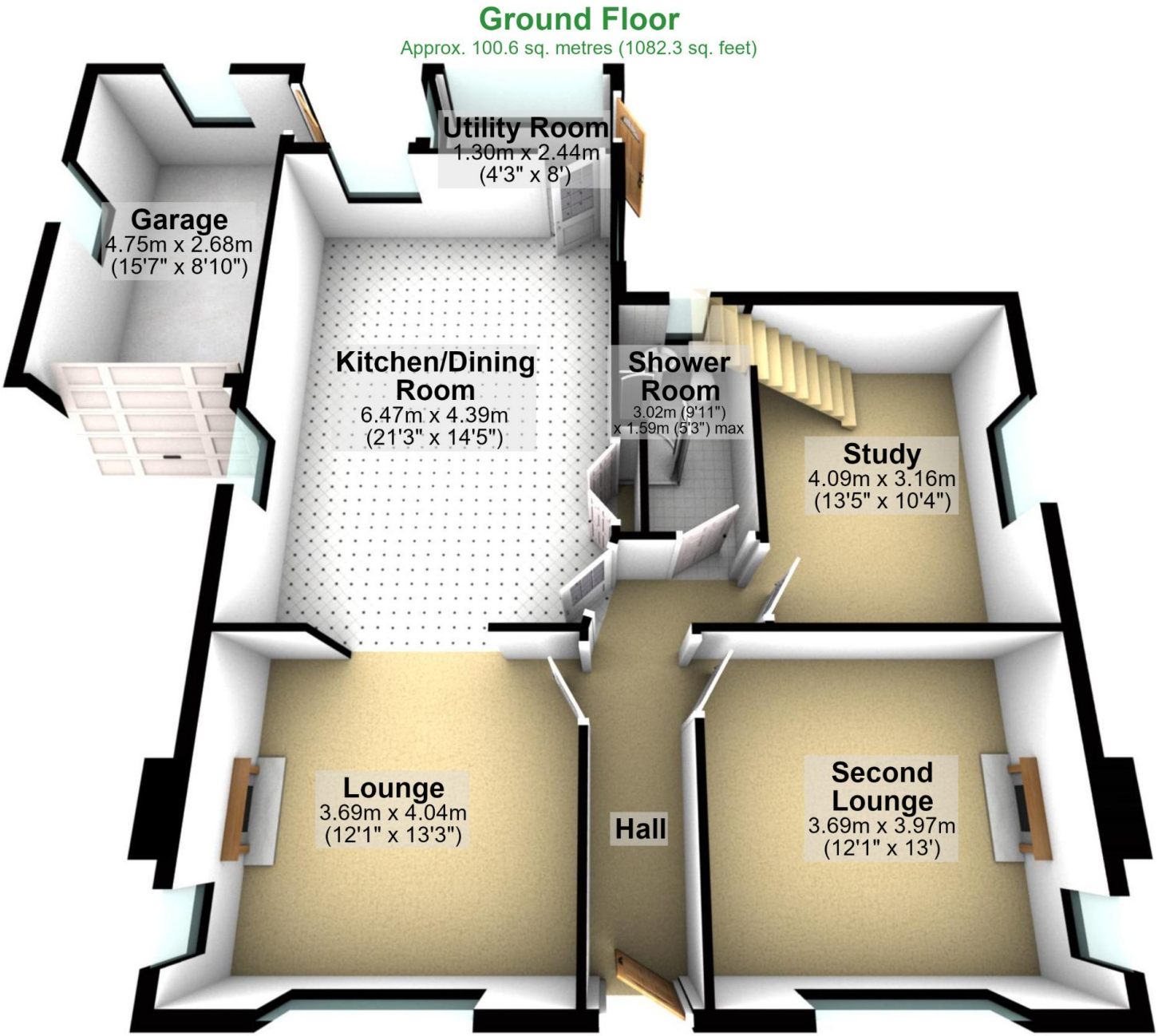


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Property Floor Plans

323, Preston Road, Grimsargh, Preston, PR2 5JT



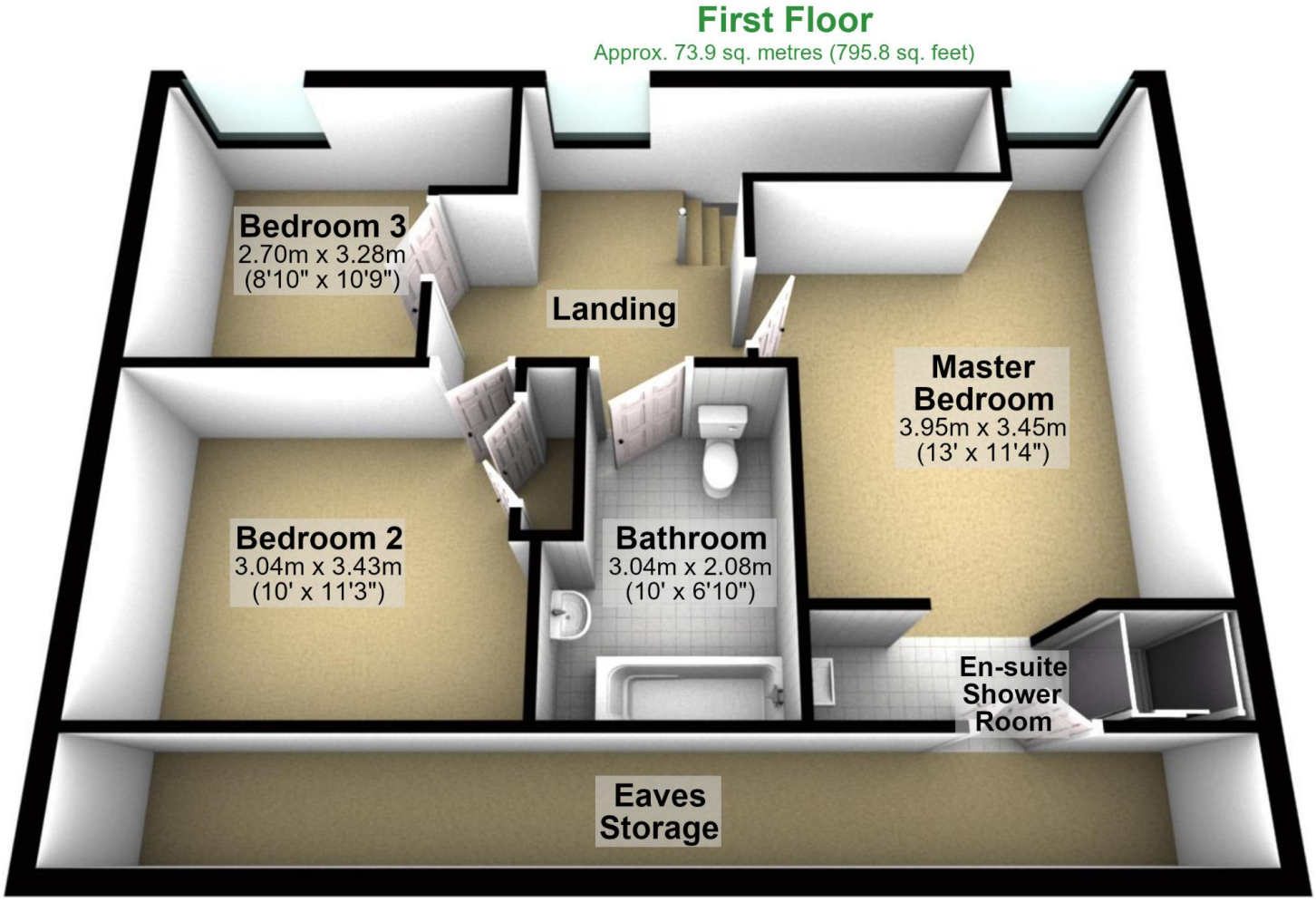
Total area: approx. 174.5 sq. metres (1878.1 sq. feet)

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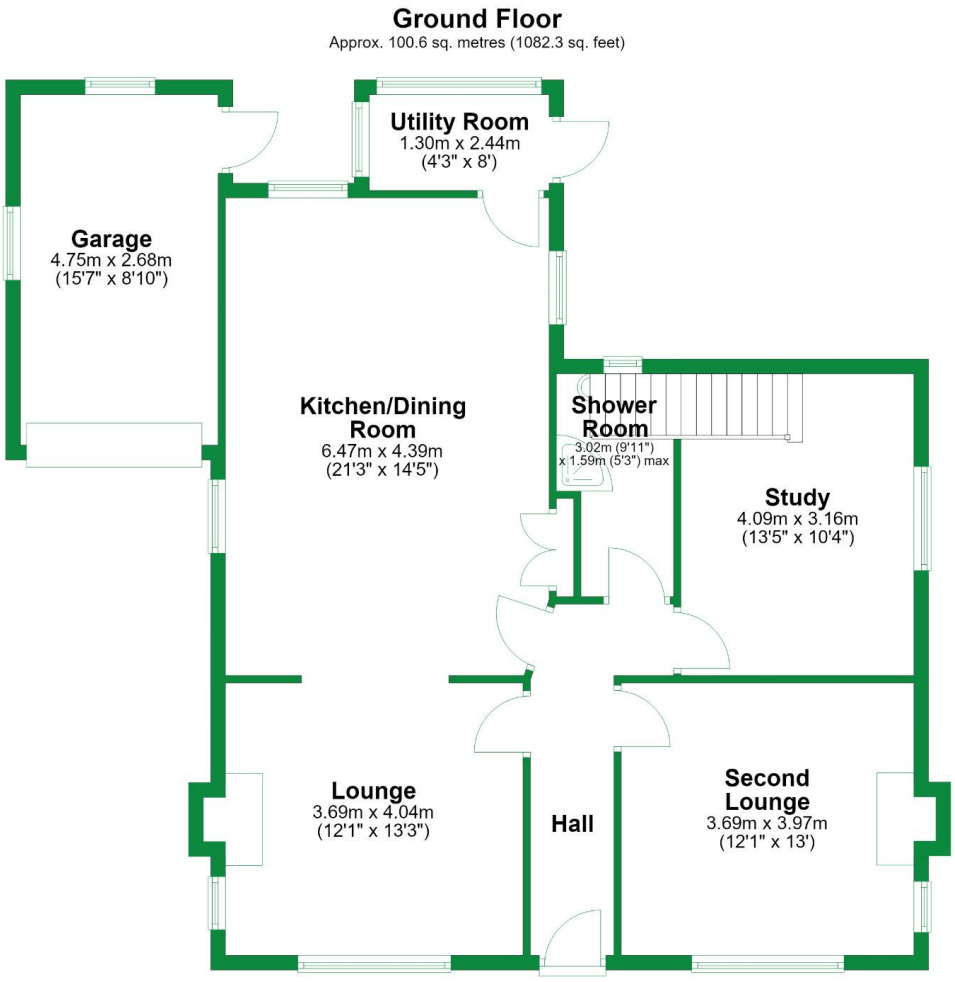


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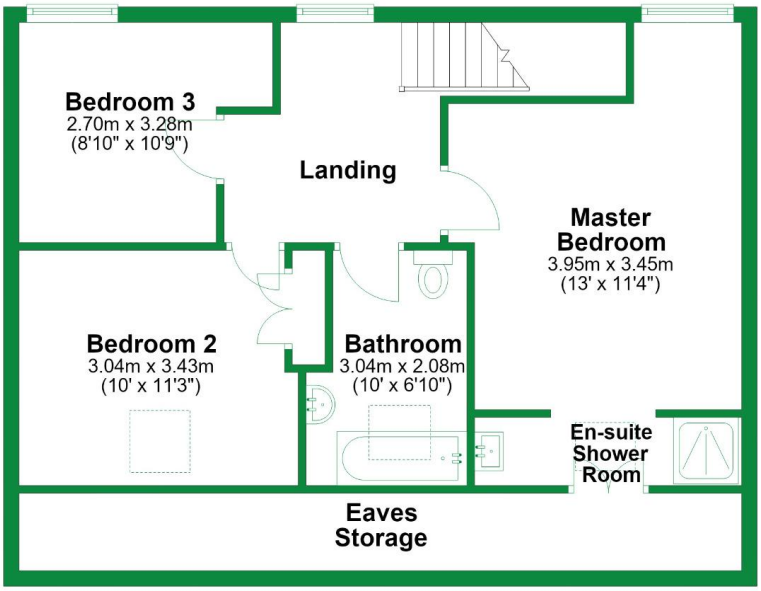
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First Floor

Approx. 73.9 sq. metres (795.8 sq. feet)

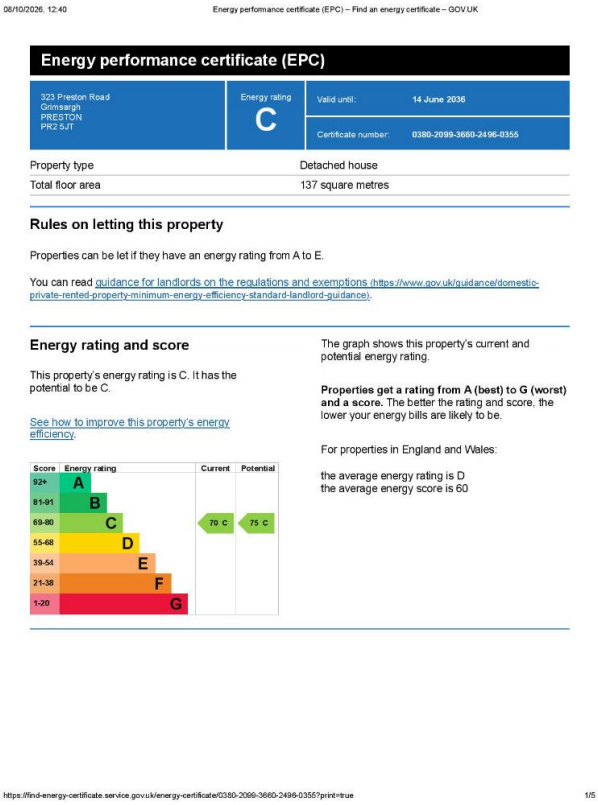


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Property EPC

323, Preston Road, Grimsargh, Preston, PR2 5JT



08/10/2026, 12:40 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

323 Preston Road Grimsargh PRESTON PR2 5JT	Energy rating C	Valid until:	14 June 2036
		Certificate number:	0380-2099-3660-2496-0355

Property type	Detached house
Total floor area	137 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 C. It has the potential to be C.

See how to improve this property's energy efficiency.

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

Properties 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/0380-2099-3660-2496-0355?print=true 1/5

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Property Info

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Property Type
Bungalows
Property Style
Detached Bungalow
Bedrooms
3
Bathroom
3
Receptions
3
Tenure Type
Freehold
Floor Area
1878
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

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Property Info

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

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Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£350,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

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Property Features

323, Preston Road, Grimsargh, Preston, PR2 5JT

Feature 1
Deceivingly Spacious Three Bedroom Detached Property
Feature 2
Generous Plot
Feature 3
Contemporary Open-plan Kitchen And Living Area
Feature 4
Home Office Space With Storage
Feature 5
Principal Bedroom With En-suite Shower Room
Feature 6
Two Further Double Bedrooms
Feature 7
Driveway And Garage
Feature 8
Wraparound Gardens
Feature 9
Must Be Viewed To Appreciate The True Size And Layout

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A Surprisingly Spacious Three-Bedroom Detached Home in Grimsargh

Offering far more than first meets the eye, this deceptively spacious three-bedroom detached property in the highly regarded village of Grimsargh presents an exciting opportunity for buyers seeking generous living accommodation, versatile spaces and a superb setting backing onto Grimsargh Wetlands. From its external appearance, the true scale of the accommodation and the size of the plot are not immediately apparent, with the interior revealing a wonderfully spacious home that offers considerably more than you might initially expect.

Key Features

- Deceptively spacious three-bedroom detached property
- Generous plot with space to enjoy outdoors
- Separate lounge featuring a gas fire
- Dedicated office, ideal for home working
- Impressive open-plan kitchen and living area
- Useful utility room
- Ground-floor shower room
- Three well-proportioned double bedrooms
- Principal bedroom with en-suite shower room
- Separate family bathroom
- Rear aspect backing onto Grimsargh Wetlands
- Excellent versatility for modern family living
- Must be viewed to appreciate the true size and layout

Agent's Perspective

The ground floor provides a versatile layout, beginning with a dedicated lounge featuring a gas fire and marble effect surround, creating a comfortable and inviting space in which to relax.

Cleverly utilising the available space, a dedicated home office area has been created, complete with useful storage cupboards, providing a practical and convenient spot for working from home or managing everyday tasks. A real highlight of the property is the

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impressive open-plan kitchen and living area, providing a fantastic space for everyday family life and entertaining guests. The kitchen is well equipped with ample storage, a breakfast bar with a dedicated wine fridge, ideal for informal dining, and a Rangemaster cooker, combining practicality with a touch of character. The generous layout offers plenty of room for cooking, dining and relaxing, while a useful utility room and ground-floor shower room add further convenience to the ground floor of this home.

To the first floor, the property continues to impress with three well-proportioned double bedrooms, providing comfortable accommodation for families, couples or those requiring additional guest space. The principal bedroom benefits from its own en-suite shower room, while a separate fully tiled family bathroom serves the remaining bedrooms.

Externally, the property occupies a generous plot, with wraparound gardens providing excellent outdoor space to enjoy throughout the seasons. The property also benefits from off-road parking and a garage, offering valuable practicality and additional storage. To the rear, the setting backs onto Grimsargh Wetlands, adding to the appeal for those who appreciate open surroundings and the opportunity to enjoy the outdoors close to home.

Client's Perspective
We have been fortunate to have lovely neighbours, and the area has always felt safe and welcoming. The property benefits from a double driveway with parking for two cars. One of our favourite features is the open-plan kitchen, which we remodelled five years ago. It has become the heart of our home, where we spend time cooking, entertaining and socialising with family and friends. Grimsargh offers a wonderful balance of village life and countryside. We've regularly seen deer behind the house, as well as owls and newts in the garden. Several countryside walks can be reached within five minutes, and in spring it's a joy to see lambs and calves in the nearby fields.
The village is friendly and welcoming, and we've made many lasting friendships here. The village hall hosts a range of activities, including a popular monthly farmers' market and a toddler group; and the local club provides regular events throughout the year. The shop, pharmacy, pub, children's park and Franco's Italian restaurant are all within walking distance. The village is also served by both Catholic and Church of England churches.

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Both of our children attended Grimsargh St Michael's Primary School, an outstanding local school within the property's catchment area. One of our favourite memories is being able to walk them to and from school every day.
Longridge is less than ten minutes drive and offers cafs, pubs, a library, doctor's surgery, dentist and three supermarkets. Preston city centre and the motorway network are also easily accessible.

Location - Grimsargh
Situated in the popular village of Grimsargh, the property benefits from a convenient location for everyday amenities, local schooling and access to the surrounding areas. Its position also offers connectivity towards Preston and the wider road network, making it a practical choice for commuters while retaining the appeal of village living.

Overall, this is a property that truly needs to be viewed to appreciate the accommodation on offer. With its surprisingly spacious interior, flexible reception space, generous kitchen and living area, three double bedrooms and appealing setting adjoining Grimsargh Wetlands, it represents an excellent opportunity for buyers looking for a detached home with room to grow, work and entertain.

Anti-Money Laundering (AML) Compliance
Please note that an Anti-Money Laundering (AML) check is required for all prospective buyers. A fee of 60 plus VAT per individual will be charged to cover the cost of this mandatory compliance process. This fee is non-refundable and must be paid prior to the commencement of the checks.

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