

Property Details

255 Preston Road, Grimsargh,
Preston, Lancashire, PR2 5JR

OIRO **£450,000**



Property Photos

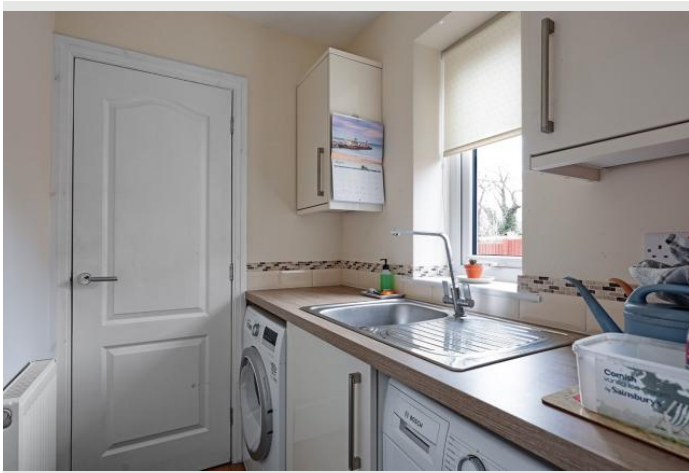
255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR



Creation Date
14/04/2026

Property Photos

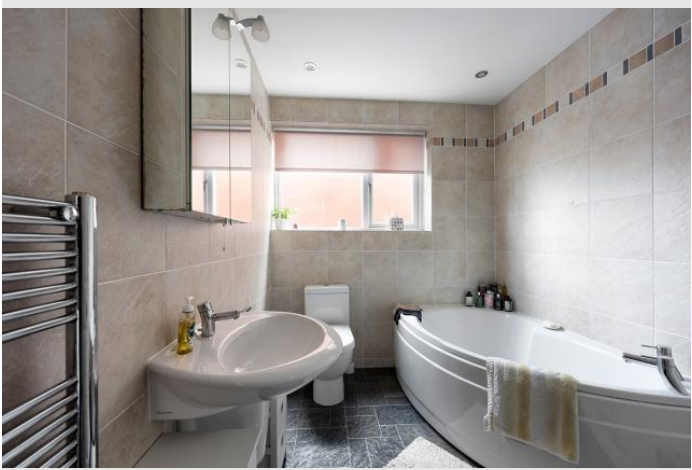
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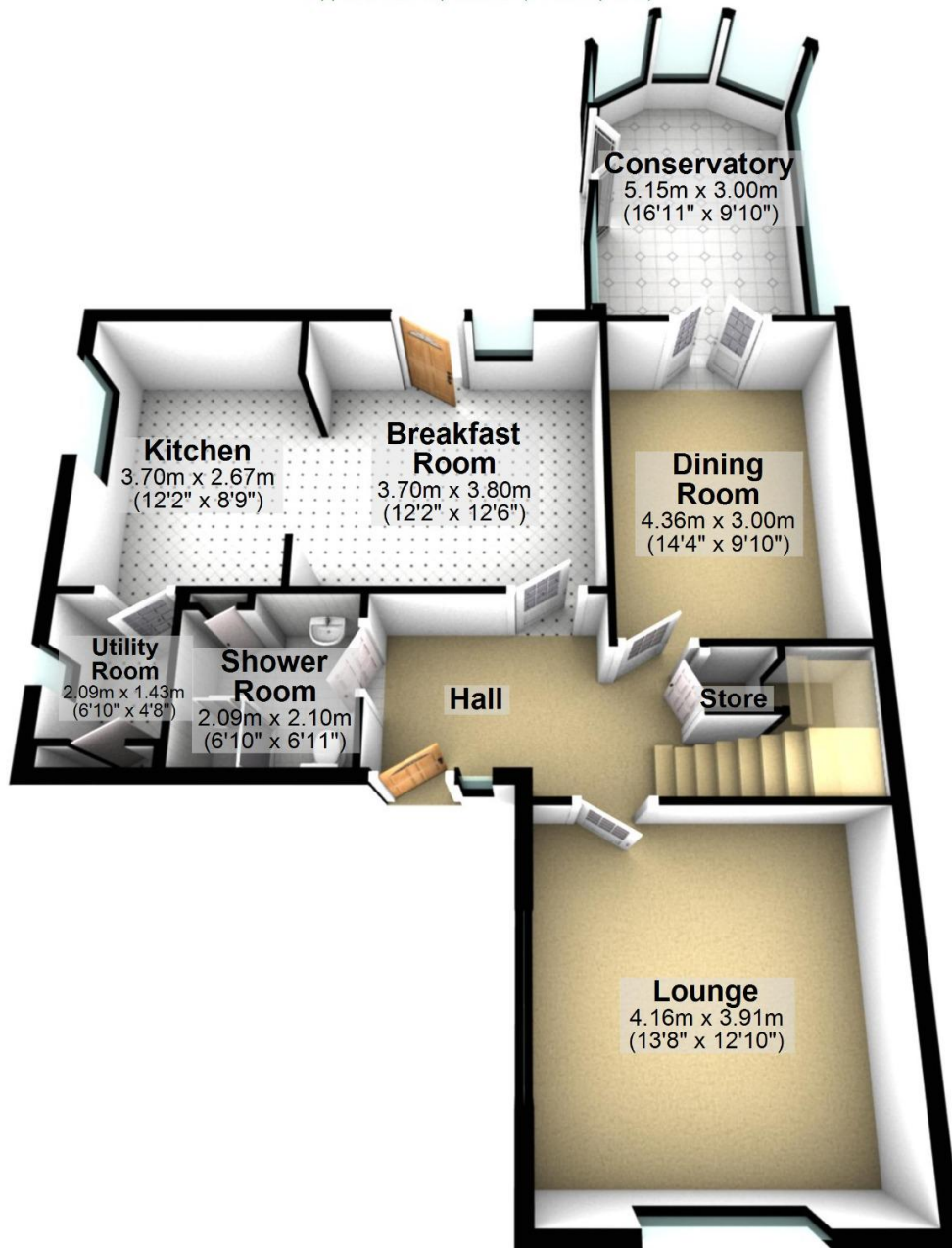
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Property Floor Plans

255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Ground Floor

Approx. 90.5 sq. metres (974.2 sq. feet)



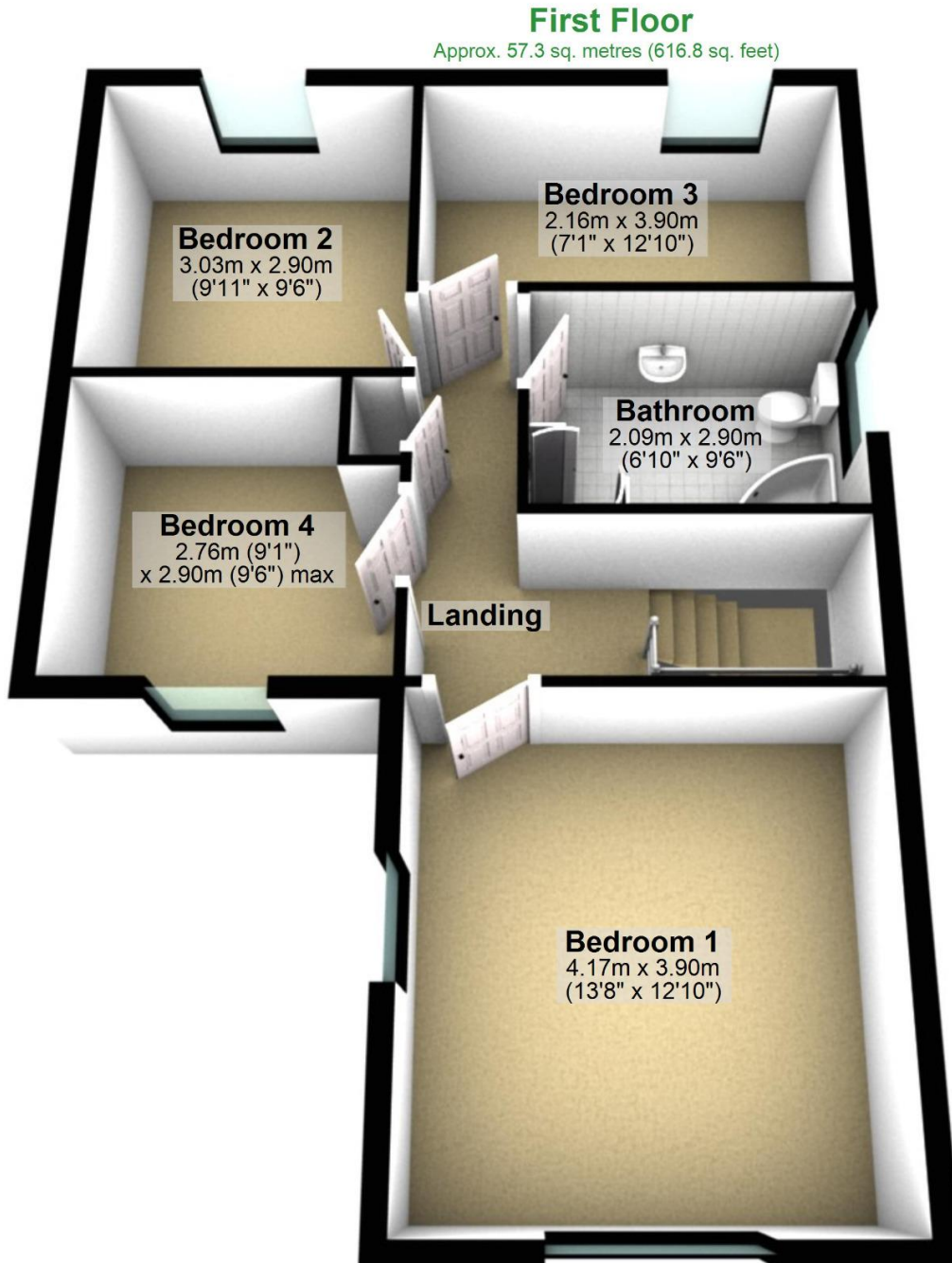
Total area: approx. 147.8 sq. metres (1591.0 sq. feet)

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Property Floor Plans

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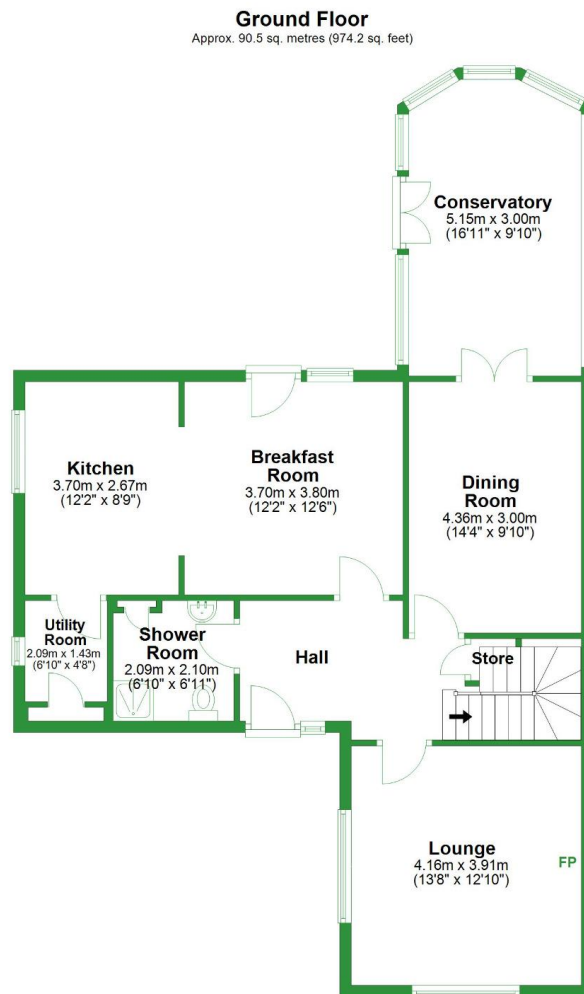


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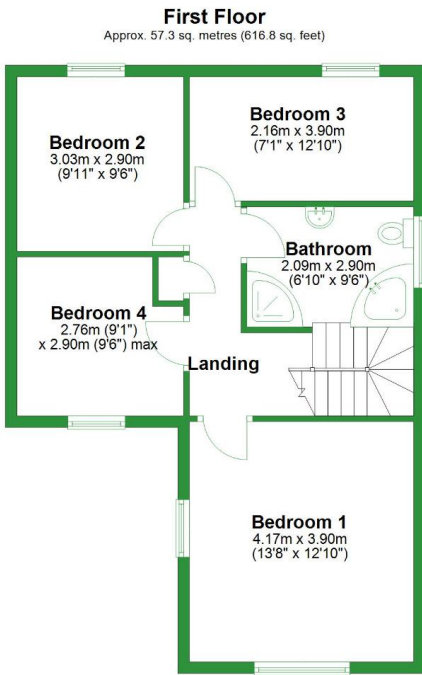
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Property EPC

255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

18/03/2026, 12:38

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

Energy performance certificate (EPC)		
255, Preston Road Grimsargh PRESTON PR2 5JR	Energy rating D	Valid until: 19 October 2026
		Certificate number: 9941-2875-7003-9996-4655
Property type	Detached house	
Total floor area	135 square metres	

Rules on letting this property

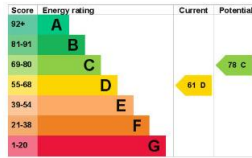
Properties can be let if they have an energy rating from A to E.

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) (<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 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/9941-2875-7003-9996-4655?print=true>

1/5

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Property Info

255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Property Type

House

Property Style

Detached

Bedrooms

4

Bathroom

2

Receptions

2

Tenure Type

Freehold

Floor Area

1591

Agency Type

Sole

Parking

Drive

Type

Sales

Electricity

Mains Supply

Creation Date

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Property Info

255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

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

OIRO

Price

£450,000

Land Size

-

Age of Property

-

Year Built

1985

New Home

No

Creation Date

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Property Features

255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Feature 1

Detached Four-bedroom Family Home

Feature 2

Large Plot With Extensive Rear Garden

Feature 3

Two Spacious Reception Rooms

Feature 4

Breakfast Kitchen With Utility Room

Feature 5

Conservatory With Garden Views

Feature 6

Downstairs Wc And Separate Shower Room

Feature 7

Master Bedroom With Fitted Furniture

Feature 8

Off-road Parking

Feature 9

Detached Garage With Rear Access

Feature 10

Sought-after Village Location

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Property Description

255 Preston Road, Grimsargh, Preston, Lancashire, PR2 5JR

Sunnybank House, Grimsargh – Stunning Four-Bedroom Detached Home on an Exceptional Plot

Nestled in the highly sought-after village of Grimsargh, Sunnybank House is a beautifully presented four-bedroom detached residence set on a generous plot, offering spacious and versatile accommodation ideal for modern family living.

Key Features

- Detached four-bedroom family home
- Large plot with extensive rear garden
- Backing onto Grimsargh Wetlands
- Two spacious reception rooms
- Extended breakfast kitchen
- Conservatory with garden views
- Downstairs WC and separate shower room
- Master bedroom with fitted furniture
- Three further bedrooms with fitted wardrobes
- Family bathroom
- Off-road parking
- Detached garage with rear access
- Sought-after village location

Agent's Perspective

Upon entering the property, you are welcomed by a bright and inviting hallway leading to two well-proportioned reception rooms, perfect for both relaxing and entertaining. The heart of the home is the extended breakfast kitchen with a convenient utility room with additional loft storage accessed via a drop down ladder, thoughtfully designed to provide a sociable and functional space with ample room for dining and everyday family life. A delightful conservatory with a new glass roof, overlooks the garden, creating a peaceful retreat to enjoy throughout the seasons.

The ground floor further benefits from a convenient downstairs WC and an additional shower room, enhancing practicality for busy households.

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To the first floor, the property boasts four generously sized bedrooms. The impressive master bedroom features a fully fitted furniture set, while the remaining three bedrooms all benefit from fitted wardrobes, providing excellent storage solutions. A well-appointed family bathroom completes the accommodation.

Externally, Sunnybank House truly excels. The property sits on a substantial plot with off-road parking and a detached garage, which enjoys access from the rear. The standout feature is the extensive, beautifully established rear garden, offering a high degree of privacy and backing onto the picturesque Grimsargh Wetlands, a haven for wildlife and a tranquil backdrop rarely found.

Client's Perspective

We have really enjoyed living in this house and believe that the additions we have made have further enhanced the property. Sunnybank House manages to balance being on a main road with the peace and tranquillity of a more rural location. The property benefits from excellent transport links and we have found the driveway space to be invaluable when welcoming family and friends. The spacious back garden has provided a secure and peaceful area for us to enjoy. The inside of the property has plenty of accommodation for dining, entertaining and relaxing.

Location

Grimsargh is a charming and well-connected village, highly regarded for its community feel, local amenities, and excellent transport links to nearby Preston and surrounding areas. The property is ideally positioned for access to reputable schools, countryside walks, and commuter routes, making it an ideal choice for families and professionals alike.

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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