

Property Details

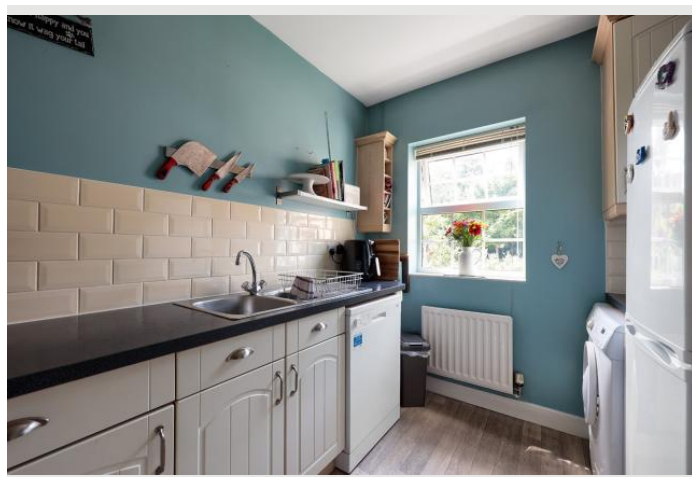
8 Brindle Place, Grimsargh,
Lancashire, PR2 5JG

Guide Price **£230,000**



Property Photos

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

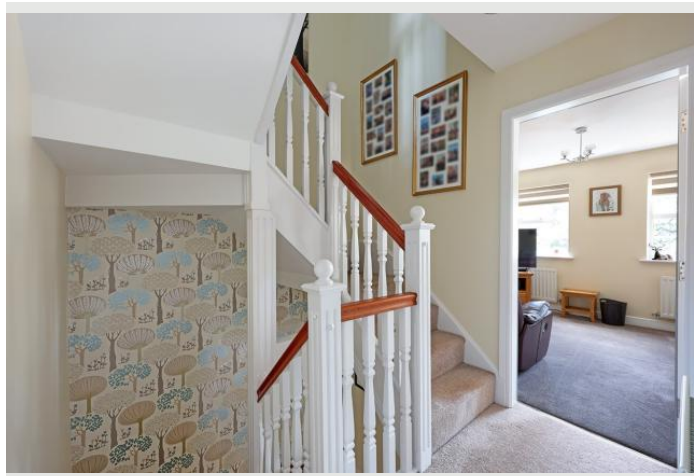


Creation Date

03/07/2026

Property Photos

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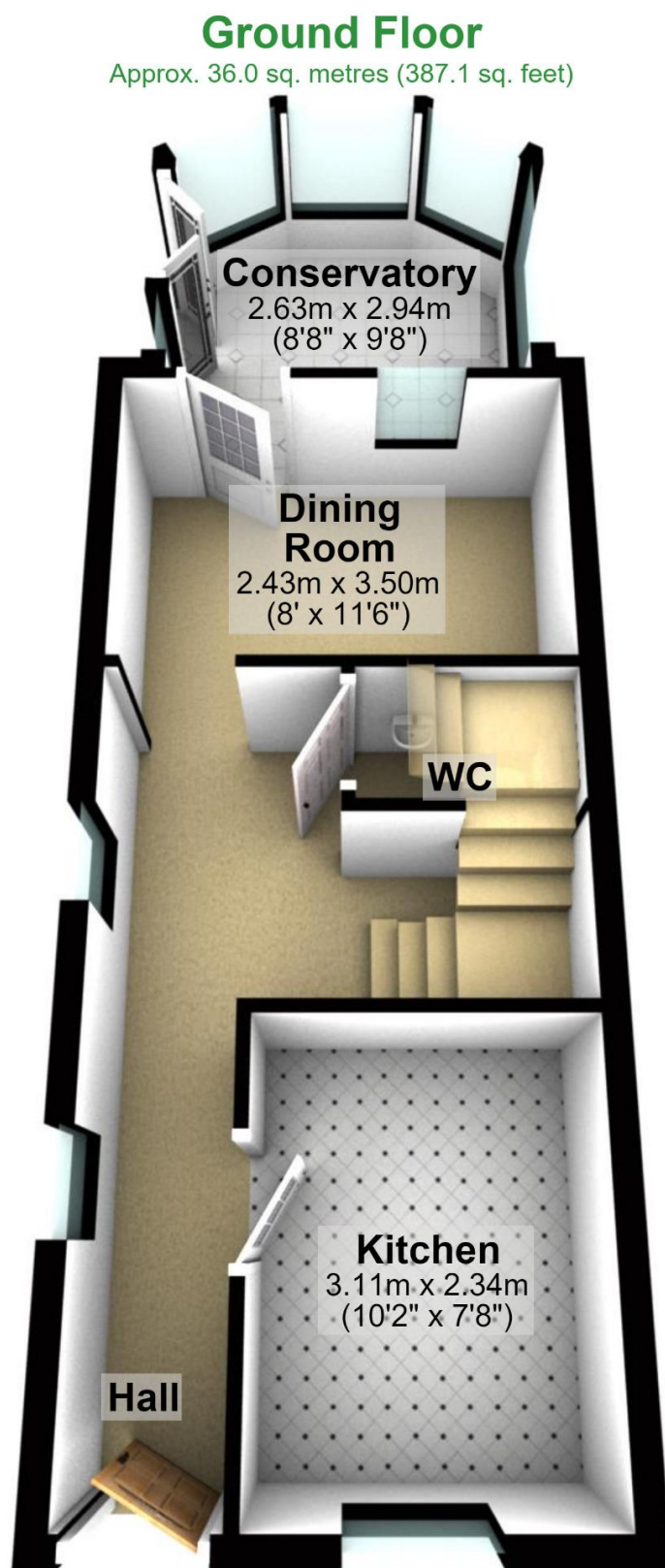


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Property Floor Plans

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG



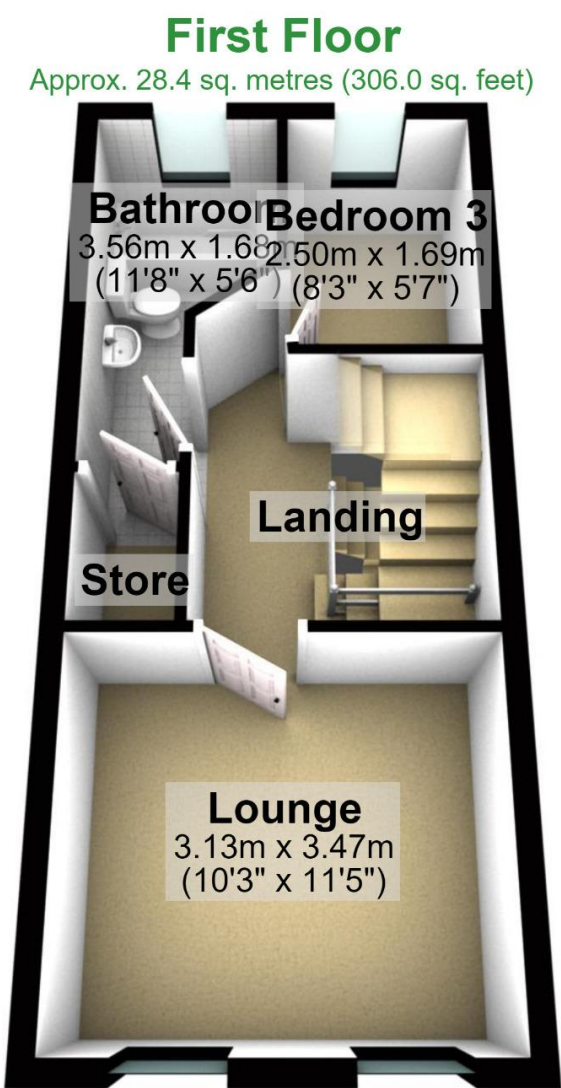
Total area: approx. 92.3 sq. metres (993.3 sq. feet)

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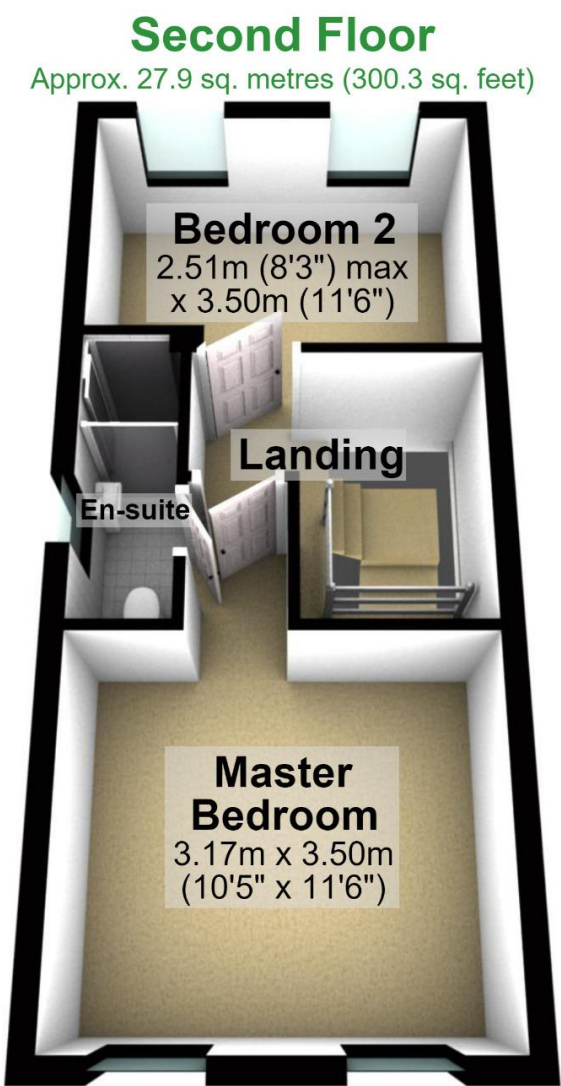
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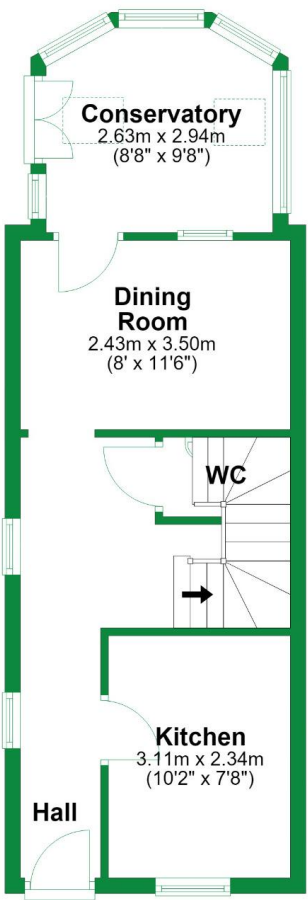


Property Floor Plans

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Ground Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



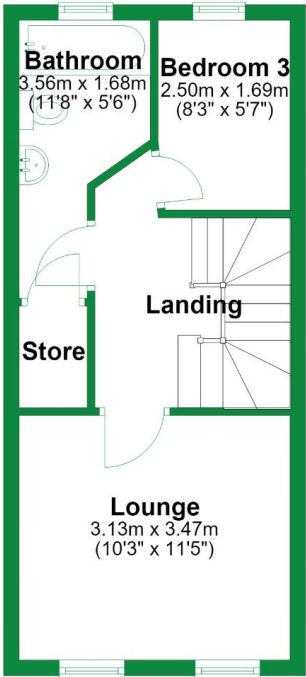
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First Floor

Approx. 28.4 sq. metres (306.0 sq. feet)

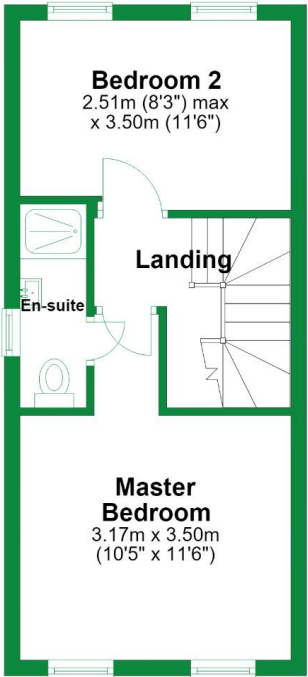


Property Floor Plans

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

Second Floor

Approx. 27.9 sq. metres (300.3 sq. feet)



Property EPC

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

24/06/2026, 10:52

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

Energy performance certificate (EPC)

8, Brindle Place
Grimsargh
PRESTON
PR2 5JG

Energy rating
D

Valid until:
4 September 2026

Certificate number:
0798-7051-7231-4176-0944

Property type

Semi-detached house

Total floor area

90 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

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/0798-7051-7231-4176-0944?print=true>

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Property Info

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

Property Type
House
Property Style
Semi-Detached
Bedrooms
3
Bathroom
2
Receptions
3
Tenure Type
Freehold
Floor Area
993
Agency Type
Sole
Parking
Garage
Type
Sales
Electricity
Mains Supply

Property Info

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

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

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

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

2004

New Home

No

Property Features

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

Feature 1

Three Bedroom Property Set Across Three Floors

Feature 2

Quiet Clu-de-sac Location

Feature 3

Two Reception Rooms And Conservatory

Feature 4

First Floor Lounge

Feature 5

Main Bedroom With En-suite Shower

Feature 6

Allocated Parking And Garage

Feature 7

Private Enclosed Landscaped Rear Garden

Feature 8

Excellent Access To Local Amenities, Schools And Transport Links

Creation Date

03/07/2026

Property Description

8 Brindle Place, Grimsargh, Lancashire, PR2 5JG

Three Bedroom Semi-Detached Family Home Arranged Over Three Floors

Situated within a peaceful cul-de-sac on a popular and established residential development in the village of Grimsargh, this spacious three-bedroom semi-detached home offers versatile accommodation across three floors, making it an ideal choice for families, professionals, or those seeking additional living space.

Key Features

- Three-bedroom semi-detached property
- Spacious accommodation arranged over three floors
- Quiet cul-de-sac position within an established development
- Dining room opening into conservatory
- Ground floor WC
- First floor lounge
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Allocated parking and detached garage
- Enclosed rear gravelled and flagged garden
- Popular residential Grimsargh village location
- Excellent access to local amenities, schools and transport links

Agent's Perspective

The well-presented accommodation begins on the ground floor with a welcoming entrance hallway, a convenient WC, a kitchen, and a generous dining room which flows seamlessly into the bright conservatory overlooking the rear garden, creating an excellent space for entertaining and everyday family living.

To the first floor is an impressive lounge providing a comfortable and relaxing living area, together with a well-proportioned single bedroom and a modern family bathroom.

The second floor hosts two further bedrooms, including the spacious principal bedroom, benefitting from its own en-suite shower room, offering privacy and convenience.

Externally, the property enjoys allocated parking, a garage and an attractive rear garden with a well established lawn and flagged patio seating area, perfect for outdoor dining

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and relaxation.

Client's Perspective

One of the things we have loved most about living here is the peaceful setting. Tucked away in a quiet, friendly cul-de-sac, the property feels wonderfully private and sheltered from the main road through the estate, making it a safe and relaxing place to call home. The location has been perfect for our lifestyle. There are plenty of beautiful local dog walks right on the doorstep, ideal for enjoying the surrounding countryside. Despite the tranquil setting, everything you need is close by, including a well-stocked village shop, local amenities, and welcoming pubs, all within easy reach. It's the perfect balance of village charm, convenience, and a strong sense of community, which is something we'll truly miss

Location

Grimsargh is a highly regarded village offering a range of local amenities, excellent schools, scenic countryside walks, and convenient access to Preston city centre, the motorway network, and surrounding Lancashire villages. The property's location within a quiet cul-de-sac provides a safe and peaceful environment whilst remaining close to everyday conveniences.

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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