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84 Forest Grove

Barton, Preston, PR3 5AY

Offers Over £450,000



An impressive four double bedroom detached family home situated in the highly desirable location of Forest Grove, Barton, Preston. This well-proportioned property offers versatile living accommodation, modern convenience and excellent storage, making it ideal for growing families or those working from home.

Upon entering the property, you are welcomed into a spacious entrance hallway which sets the tone for the rest of the home. To the front of the property is a generous ground floor reception room, currently advertised as a dining room but equally well-suited as a home office or additional living space.

To the rear, the property benefits from double doors opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living—perfect for entertaining and family life.

The property boasts four well-proportioned double bedrooms, two of which benefit from modern en-suite shower rooms, offering both comfort and privacy. A further family bathroom serves the remaining bedrooms. Additional features include a useful storage cupboard providing practical everyday storage.



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Ground Floor

Hallway 10'20 x 6'03 (3.05m x 1.91m)

Reception Room One 22'67 x 11'42 (6.71m x 3.35m)

Reception Room Two/Office 13'26 x 9'68 (3.96m x 2.74m)

Kitchen/Diner 21'35 x 19'31 (6.40m x 5.79m)

Utility 6'08 x 6'40 (2.03m x 1.83m)

WC

First Floor

Landing 13'18 x 9'69 (3.96m x 2.74m)

Bedroom One 11'88 x 11'77 (3.35m x 3.35m)

En-suite 6'96 x 4'63 (1.83m x 1.22m)

Bedroom Two 11'60 x 11'42 (3.35m x 3.35m)

En-suite 6'96 x 4'63 (1.83m x 1.22m)

Bedroom Three 11'41 x 10'85 (3.35m x 3.05m)

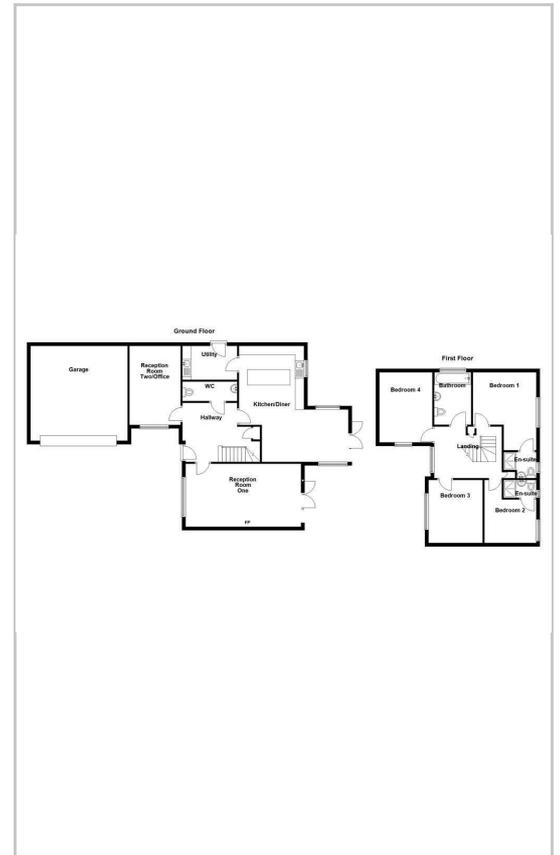
Bedroom Four 13'25 x 9'74 (3.96m x 2.74m)

Bathroom 9'54 x 6'35 (2.74m x 1.83m)

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		90	91
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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