



**52 Pingle Croft, Clayton-Le-Woods, PR6 7UP**

**£60,000**

Nestled at the end of a tranquil cul-de-sac, this charming one-bedroom flat offers a unique opportunity for those looking for a renovation project, ideal as a buy-to-let. Positioned on the first floor with its own private entrance on the ground floor.

Upon entering, you are greeted by a spacious entryway that leads up to the main living areas. The flat boasts a generous layout, with plenty of storage. Although the property is in need of a complete renovation, it presents an exceptional canvas for those with a vision. Allocated parking is provided to front of the property.

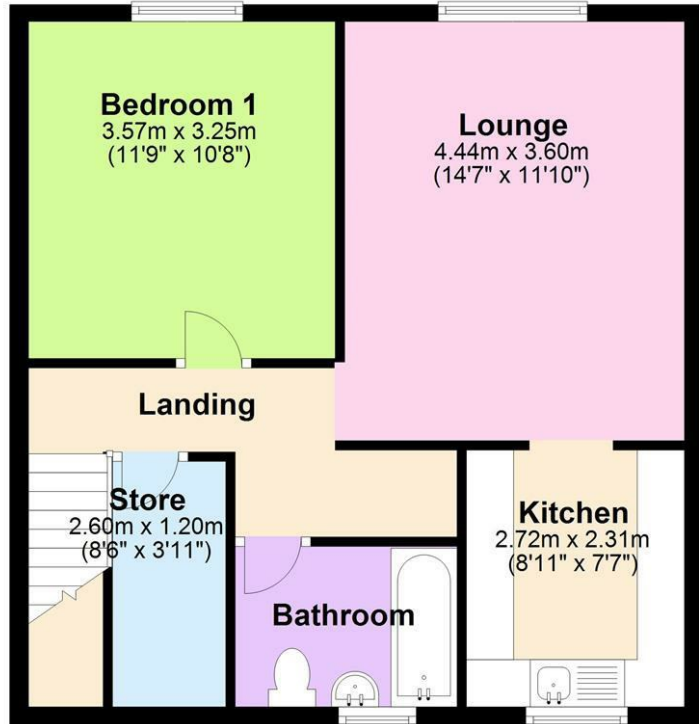
Externally, the property benefits from its quiet location at the end of the cul-de-sac, ensuring minimal traffic and a peaceful environment. The private entrance enhances the sense of autonomy.

With its prime location, and immense potential, this one-bedroom flat is a rare find. It invites those with creative vision and a desire to craft a bespoke living space to turn this blank canvas into a fantastic home. Whether you are a first-time buyer or an investor, this property promises significant rewards with the right touch.

# Floor Plan

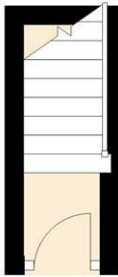
## Ground Floor

Approx. 50.5 sq. metres (543.1 sq. feet)



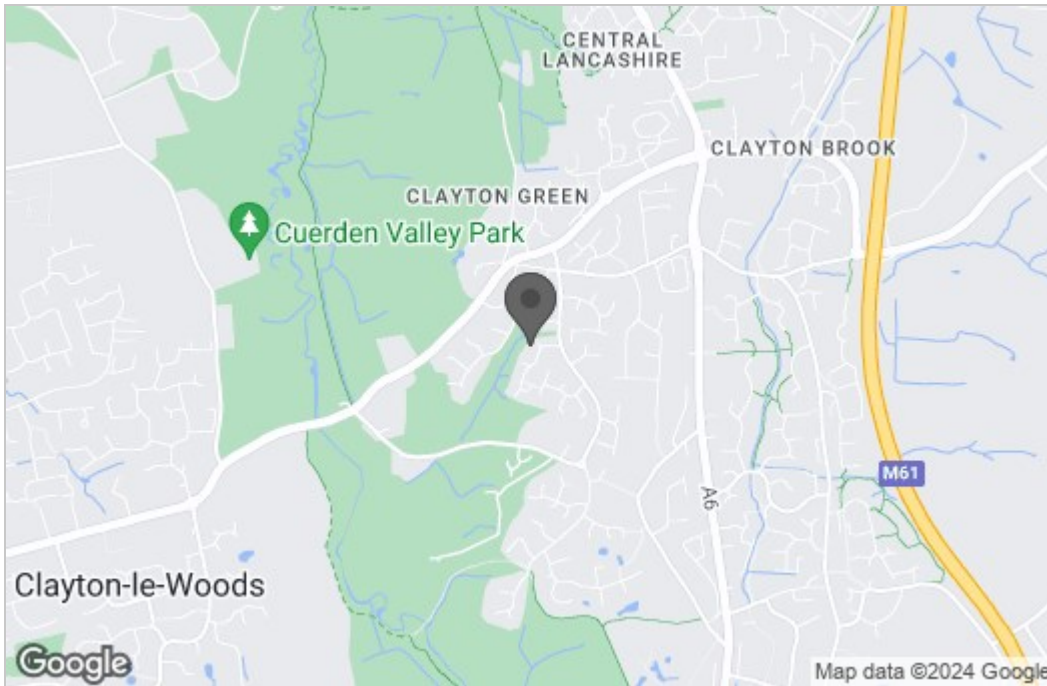
## Ground Floor

Approx. 2.0 sq. metres (21.3 sq. feet)

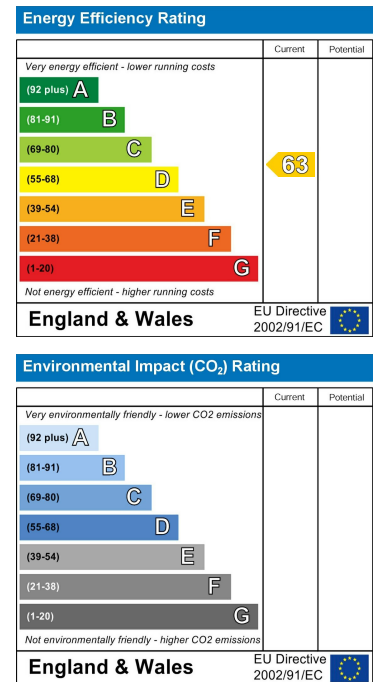


Total area: approx. 52.4 sq. metres (564.4 sq. feet)

## Area Map



## Energy Efficiency Graph



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