

GUILDHALL

SALES & LETTINGS



17 Mayfield Close

Penwortham, PR1 9YG

Offers Over £95,000



****SPACIOUS TWO BEDROOMED GROUND FLOOR APRTMENT, TO BE SOLD WITH A SITTING TENANT - IDEAL FOR BUY TO LET INVESTORS!!****

A fantastic opportunity to purchase a spacious two-bedroom Ground Floor Flat situated within a small development in Penwortham.

Conveniently situated within close proximity to local shops, transport links and wonderful walks, this property is one not to be missed. Internally benefitting from; Communal Entrance Hallway with access to the flat. The flat itself comprises of; Entrance Hallway, Open Plan Lounge/Kitchen, two generous double bedrooms and a four-piece bathroom suite. Externally there is un-allocated off road parking.

For further information or to arrange a viewing, please call the team at your earliest convenience on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall_ea and Facebook @guildhallsalesandlettings.



Communal Hallway

Communal hallway with door leading into Ground Floor Flat

Entrance

Hardwood front entrance door leading into Hallway.

Hallway

Doors leading to Bedrooms, Bathroom and Lounge/Kitchen, airing cupboard, wooden effect laminate flooring and intercom system.

Open Lounge / Kitchen 14'10 x 14' (4.52m x 4.27m)

Open plan living kitchen with wooden effect laminate flooring, two UPVC double glazed windows, electric heater and opening to Kitchen area. Kitchen area comprising of; wall and base units, laminate work surfaces and tiled splash backs, four ring electric hob, electric oven and grill with extractor above, stainless steel sink, drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, tiled effect vinyl flooring and a UPVC double glazed window.

Bedroom One 12'0 x 10'2 (3.66m x 3.10m)

UPVC double glazed window and a wall mounted electric heater.

Bedroom Two 12' x 10'1 (3.66m x 3.07m)

UPVC double glazed window, wall mounted electric heater and inbuilt cupboard.

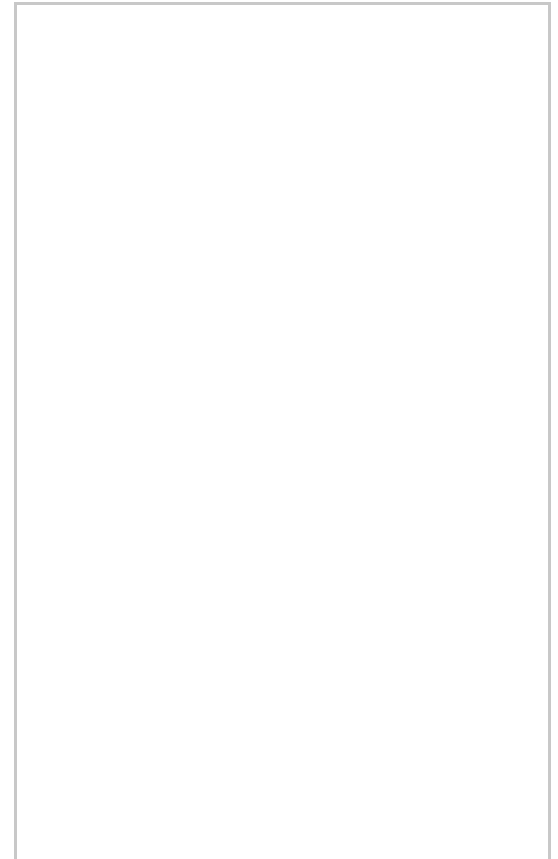
Bathroom

Four piece bathroom suite comprising of; shower cubicle, panelled bath with direct feed shower head, wash hand basin and low suite WC, partially tiled elevations, vinyl flooring and a frosted UPVC double glazed window.

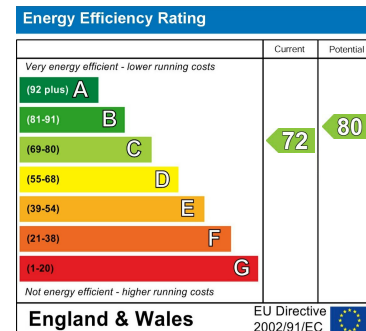
Area Map



Floor Plans



Energy Efficiency Graph



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