

# GUILDHALL

SALES & LETTINGS



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## 176 Trafalgar Wharf, Mountbatten Close

, Docklands, PR2 2XE

Offers Around £135,000



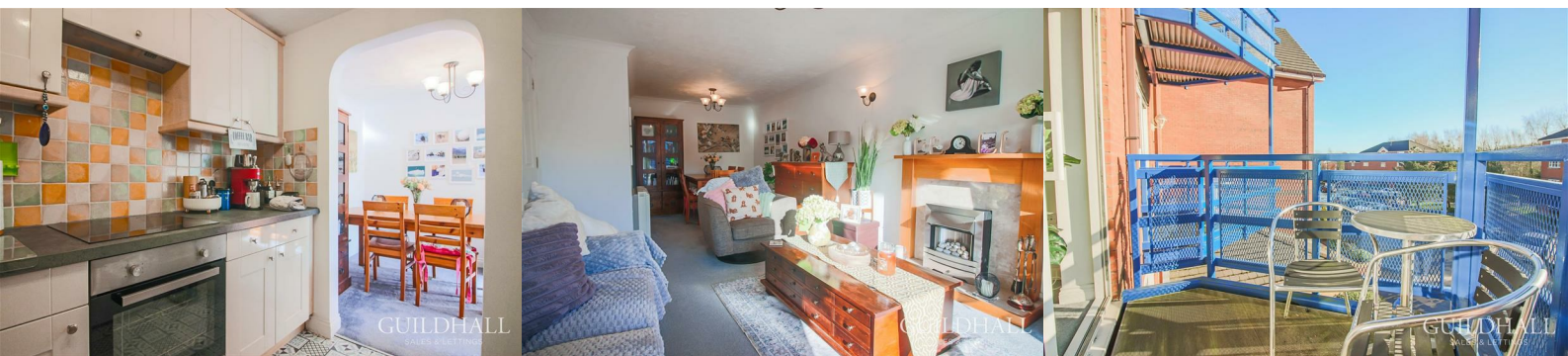
**\*\*DECEPTIVELY SPACIOUS SECOND FLOOR TWO BEDROOMED APARTMENT WITH A SITTING TENANT\*\***

Guildhall Sales and Lettings are delighted to present to the market this gorgeous, second floor, two bedroomed apartment. Situated within the heart of Ashton On Ribble, located within close proximity to The Docks, commuter links, schools and local amenities, this property is well suited for a first time buyer or buy to let investor and internally comprises briefly:

Entrance to the entrance hallway providing access to two spacious bedrooms, the three piece family bathroom suite and the lounge. From the lounge is access to the balcony and the contemporary fitted kitchen.

Externally you will find secure parking available.

Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999. For the latest upcoming properties, make sure you are following our Instagram @guildhall\_ea and Facebook @guildhallsalesandlettings.



## Ground Floor

### Entrance Hallway

Hardwood entrance door, coving and doors to two bedrooms, bathroom, reception room and storage.

### Reception Room 22'8 x 10'9 (6.91m x 3.28m)

Electric fire, two feature wall lights, open to the kitchen and sliding doors to the balcony.

### Kitchen 8'9 x 7'9 (2.67m x 2.36m)

Range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, oven with four ring induction hob, extractor hood, plumbing for washing machine, space for fridge freezer and tile effect flooring.

### Bedroom One 12'4 x 8'9 (3.76m x 2.67m)

### Bedroom Two 11' x 7'1 (3.35m x 2.16m)

### Bathroom 7'2 x 5'5 (2.18m x 1.65m)

Heated towel rail, dual flush WC, pedestal wash basin, panelled bath with direct feed shower overhead, part tiled elevations, extractor fan and laminate flooring.

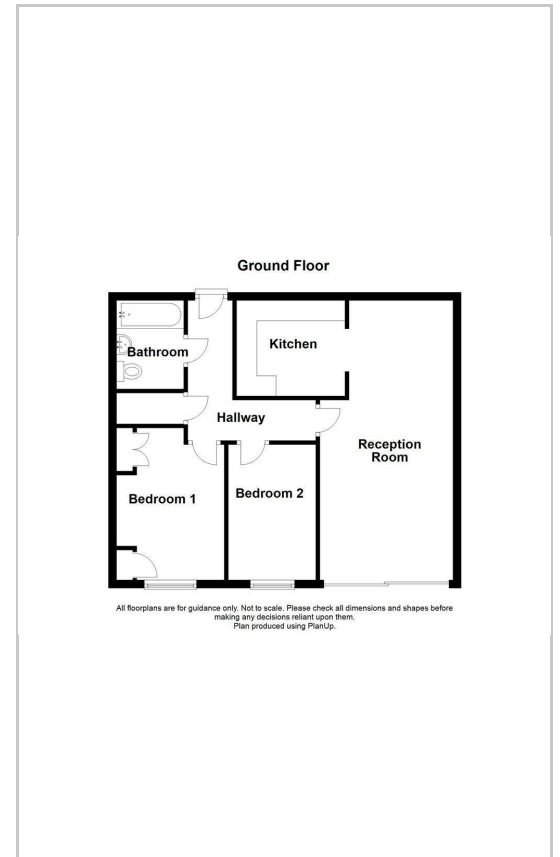
### Storage

Housing the water tank and electric box.

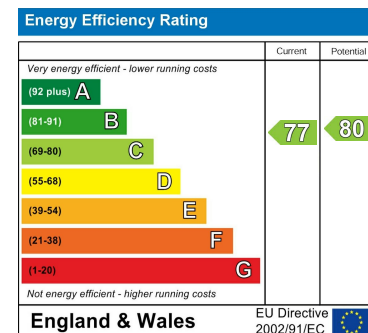
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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