

# GUILDHALL

SALES & LETTINGS



## 19 Maritime Way

Ashton, Preston, PR2 2HT

Offers Over £210,000



**\*\*THREE BEDROOMED MEWS PROPERTY WITH THE OPPORTUNITY TO PURCHASE WITH NO CHAIN DELAY!!\*\***

Guildhall Sales and Lettings are delighted to introduce this well presented, three bedroomed mews property with the opportunity to purchase with either vacant possession or with a sitting tenant. Boasting spacious accommodation and neutral decor throughout, this property is well suited for growing families or investors and internally comprises briefly:

Entrance through to the entrance hallway housing the staircase to the first floor and access to the lounge with access to the fitted kitchen leading onto the conservatory with double doors to the integral garage. To the first floor is a three piece family bathroom suite and three spacious bedrooms with the main bedroom boasting open access to the en-suite shower room.

Externally to the rear of the property is an enclosed paved yard and to the front is a stone chipped area and a block paved driveway providing off road parking and access to the garage.



## Ground Floor

Lounge 11'10" x 14'5" (3.61 x 4.4)

Kitchen 15'1" x 9'4" (4.62 x 2.86)

Conservatory 20'6" x 9'2" (6.26 x 2.8)

Garage 17'3" x 8'3" (5.27 x 2.53)

## First Floor

Bedroom One 9'4" x 11'9" (2.87 x 3.6)

## En Suite

Bedroom Two 8'2" x 7'1" (2.51 x 2.18)

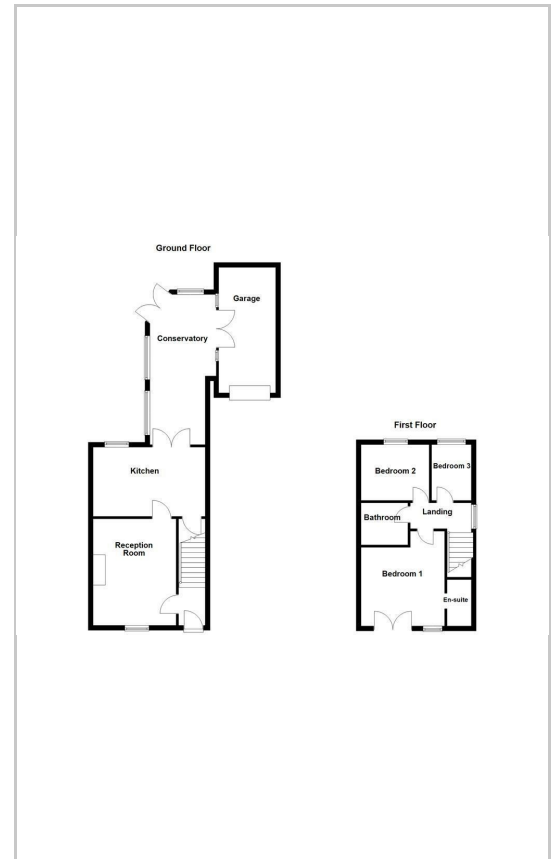
Bedroom Three 5'8" x 8'2" (1.74 x 2.51)

Bathroom 5'1" x 5'11" (1.57 x 1.82)

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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