

GUILDHALL

SALES & LETTINGS



28 Rosemary Court

Penwortham, Preston, PR1 9LL

Offers Over £125,000



****IDEAL OPPORTUNITY FOR INVESTORS, CAN BE SOLD WITH A SITTING TENANT****

Guildhall Sales and Lettings are delighted to introduce this deceptively spacious, two bedroomed first floor flat to the market. Situated within the well sought after area of Penwortham, within close proximity to local amenities, schools and commuter links. With a tenant currently in situ, this property would be an ideal investment opportunity and internally comprises briefly:

Entrance through to the entrance hallway providing access to the lounge, kitchen, bathroom and two bedrooms.

Externally the property offers off road parking for one vehicle.

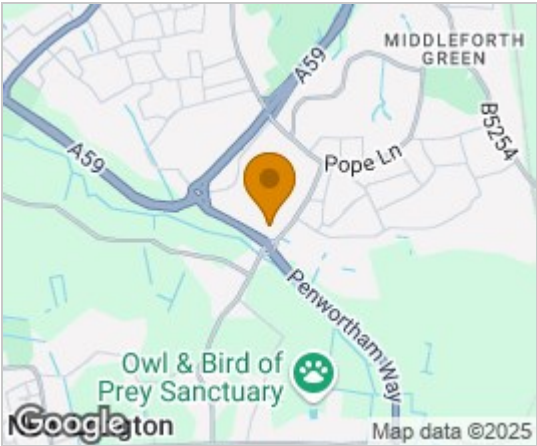
Viewings are essential, for further information or to arrange a viewing, please call the team on 01772 769999.



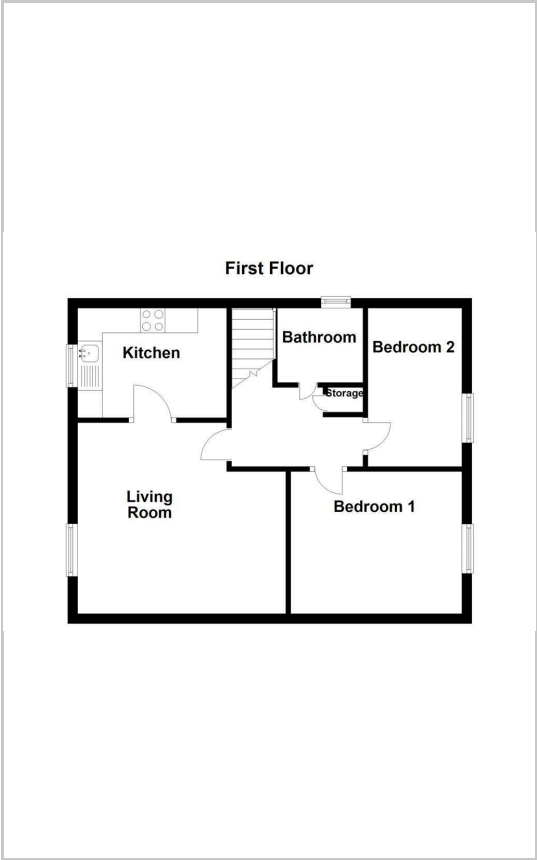
First Floor

- Lounge 12'2" x 14'6" (3.71 x 4.43)
- Kitchen 9'10" x 9'7" (3.0 x 2.93)
- Bathroom 5'6" x 5'7" (1.70 x 1.71)
- Bedroom One 11'4" x 9'5" (3.46 x 2.88)
- Bedroom Two 6'2" x 10'6" (1.90 x 3.21)

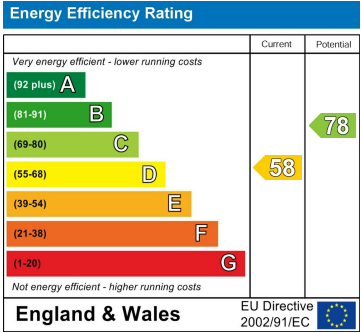
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.