GUILDHALL
SALES & LETTINGS

10 Mayfield Avenue

Ingol, Preston, PR2 3UH

Offers Over £260,000

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Nestled on the charming Mayfield Avenue in Ingol, Preston, this delightful family home presents an excellent opportunity for those seeking a property with great potential. The house boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The spacious kitchen is designed for practicality and comfort, making it an ideal space for family meals and culinary adventures.

A lovely sun room extends the living space, allowing natural light to flood in and providing a serene spot to enjoy the garden views. The property also features a garage and off-street parking, ensuring convenience for you and your family. Additionally, a utility room adds to the functionality of the home, making daily chores a breeze.

The generous garden outside is a true highlight, offering ample space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. This home is not just a place to live; it is a canvas for your family's future, ready to be transformed into your dream residence. With its appealing features and potential for personalisation, this property is a must-see for anyone looking to settle in a welcoming community.

Entrance
UPVC double glazed frosted leaded door, parquet wood floor, doors to WC, reception room and kitchen.

WC
2 x UPVC double glazed frosted window, half tiled walls, low rise WC, pedestal sink with traditional taps, tile floor, Worchester combi boiler.

Reception Room 1
Wood single glazed bay window, central heating radiator, 5 x spot light points, smoke alarm, open fire, coving, stairs to first floor.

Reception Room 2
2 x wood single glazed window, 2 x central heating radiators, ,ceiling rose, coving, door to kitchen.

Kitchen
UPVC double glazed window, UPVC double glazed frosted door to rear, coving, tiled splash back, range of wall, drawer and base units, laminate worktop, extractor hood, 5 ring gas hob, high rise double electric oven, stainless steel sink with mixer tap, space for fridge/freezer, plumbing for dishwasher, tile floor, central heating radiator, double glazed sliding door to sun room.

Sunroom
4 x UPVC double glazed windows, central heating radiator, tile floor.

Landing
UPVC double glazed window, smoke alarm, loft access, cupboard, stairs to ground floor, doors to bedrooms 1,2,3 and bathroom, central heating radiator.

Bathroom
UPVC double glazed frosted window, full tiled walls, central heating towel rail, direct feed shower, dual flush WC, vanity top sink with mixer tap, tile floor.

Bedroom 1
2 x UPVC double glazed windows, central heating radiator, built-in wardrobes.

Bedroom 2
UPVC double glazed window, central heating radiator, wood floor.

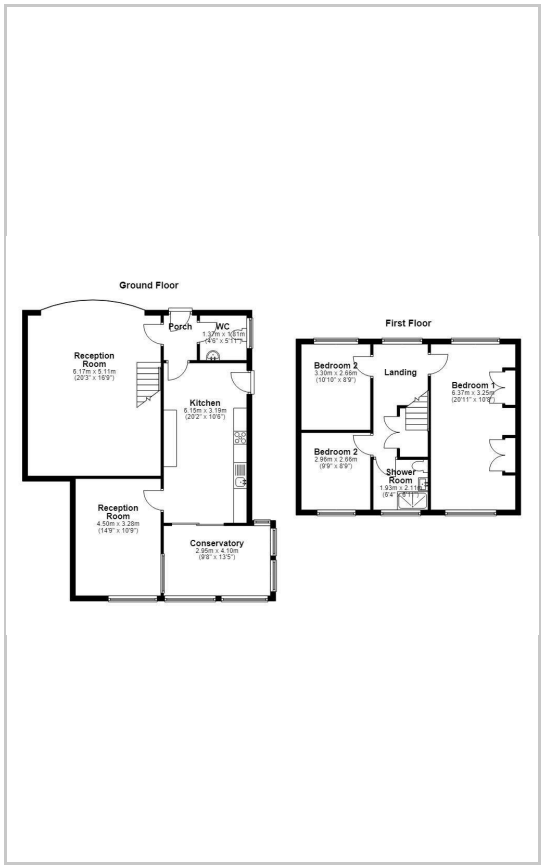
Bedroom 3
UPVC double glazed window, central heating radiator, wood floor.

Front Garden
Lawn, concrete drive leading to garage.

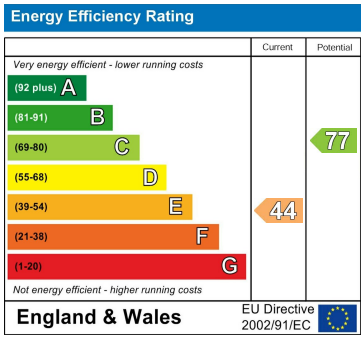
Rear Garden
Flagged patio, laid to lawn, mature shrubs, flowerbeds, access to utility room, plumbing for washing machine.

Area Map

Floor Plans



Energy Efficiency Graph



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