

# GUILDHALL

SALES & LETTINGS



## 57 Caroline Street

, Preston, PR1 5UY

Offers Over £95,000



### Tenanted Investment Opportunity

Located in a popular and convenient area of Preston, this well-maintained two-bedroom terraced property at Caroline Street offers an excellent investment opportunity with a tenant already in place, providing immediate rental income.

The property features two generously sized double bedrooms, offering ample space for comfortable living. The large family bathroom is well-appointed and benefits from modern fittings. On the ground floor, there is a spacious lounge and dining area, leading to a well-proportioned kitchen with access to a private rear yard—perfect for outdoor seating or additional storage.

Positioned close to local amenities, schools, and transport links, it remains a sought-after location for tenants and investors alike.



## Ground Floor

Living Room 11'11" x 9'7" (3.64m x 2.94m )

Open Plan Living 9'11" x 9'0" (3.04m x 2.75m)

Kitchen 8'5" x 6'4" (2.59m x 1.95m)

## First Floor

Bedroom One 12'10" x 9'7" (3.93m x 2.93m )

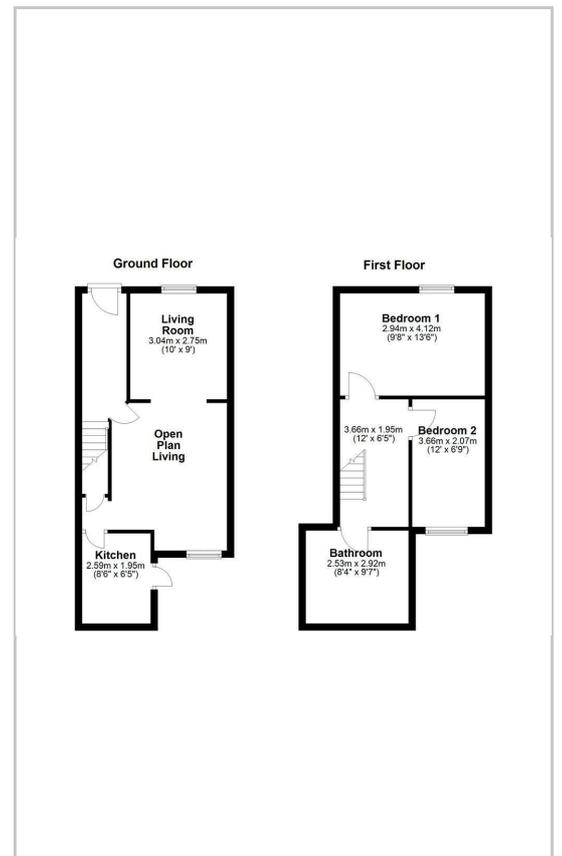
Bedroom Two 11'11" x 7'1" (3.64m x 2.17m)

Family Bathroom 9'6" x 8'4" (2.92m x 2.55m)

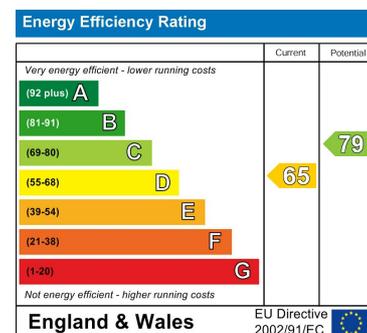
## Area Map



## 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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