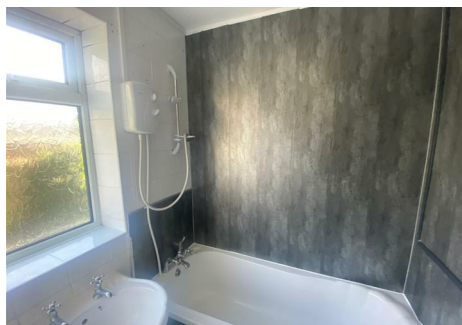




63 Grafton Street, Preston, PR1 8JH

Asking Price £80,000

- Ground Floor
- Currently Tenanted Achieving £600pcm
- Close To The Town Centre
- Parking
- Excellent Investment Opportunity

63 Grafton Street, Preston PR1 8JH

63 Grafton Street, Preston, presenting a fully tenanted ground-floor property with immediate rental income. This low-maintenance two-bedroom home is perfectly suited for landlords looking to expand their portfolio with a reliable, hands-off asset. Generating a steady income of £600 per calendar month, the property delivers strong rental yields right from the day of completion, bypassing the hassle of finding new occupants and avoiding initial void periods.

The layout comprises a welcoming ground-floor entrance, a functional living area, a fitted kitchen, and two well-proportioned bedrooms. Situated within the popular PR1 area of Preston, the property benefits from a highly accessible location close to a wealth of local amenities, public transport networks, and the bustling city centre. This strong local rental demand makes it a resilient addition to any residential portfolio.

Whether you are an established investor seeking reliable monthly cash flow or a first-time landlord looking for a secure entry point into the Preston market, this ready-made property represents excellent value. Internal viewings are highly recommended to appreciate the scope of this turn-key investment, with the current tenant remaining in situ.



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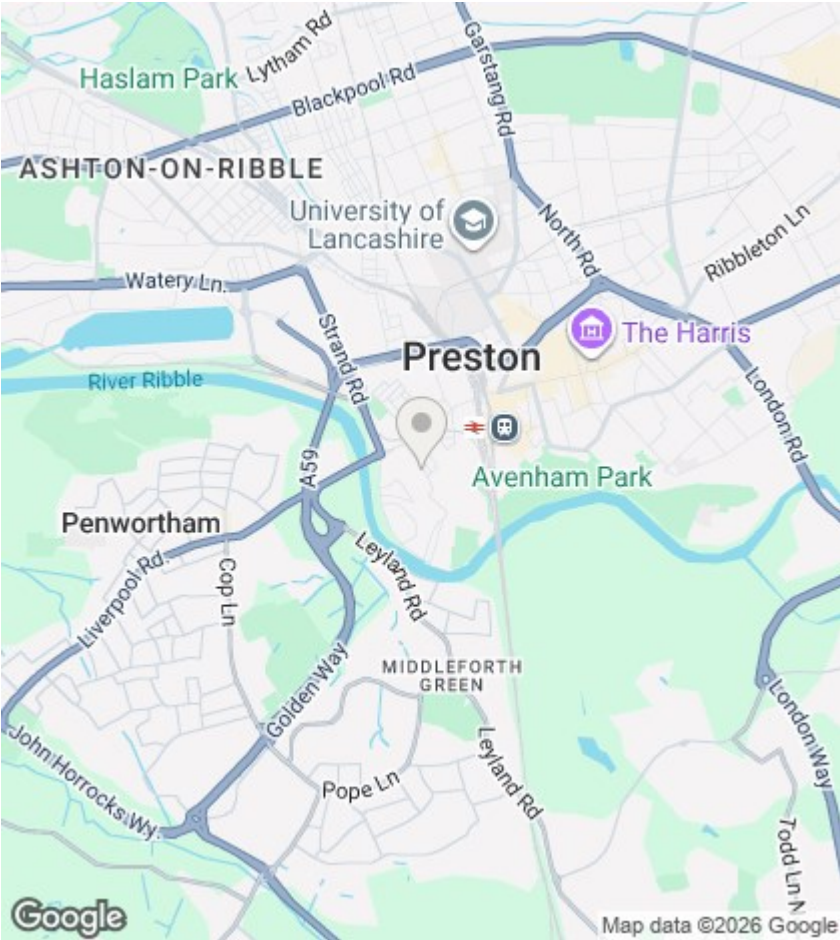


E

Council Tax Band: A







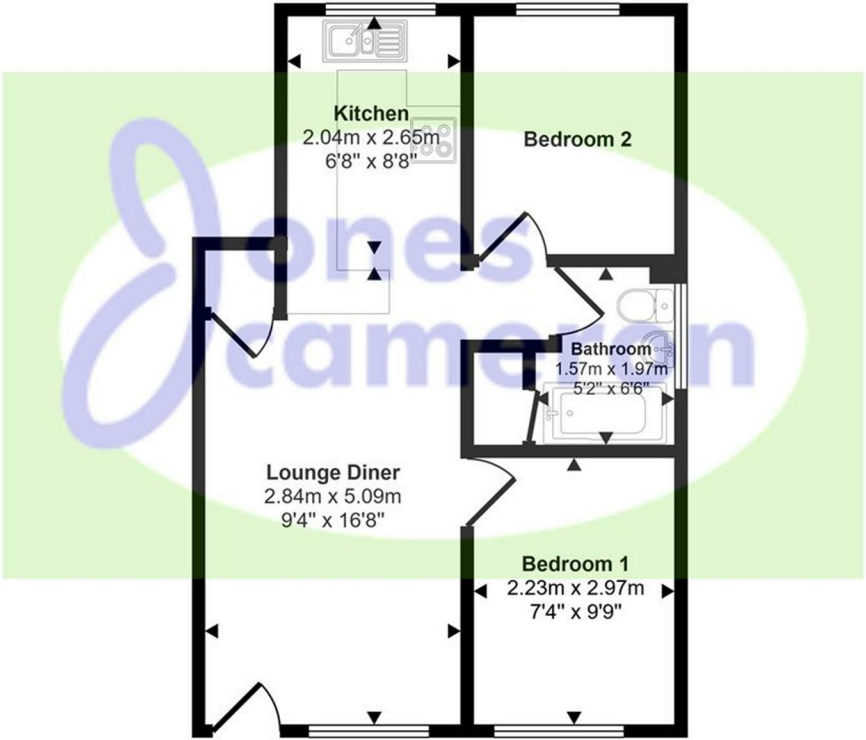
Directions

Viewings

Viewings by arrangement only. Call 01772 888 887 to make an appointment.

EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan