



86 Roebuck Street, Ashton-On-Ribble, PR2 2BQ

Asking Price £160,000

- Two Reception Rooms
- Large Terrace
- Modern Heating System
- Walking distance to amenities
- Currently Tenanted - Achieving £975pcm
- Perfect Investment Opportunity
- On-Street Parking

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This delightful three-bedroom terraced property on Roebuck Street, Preston, presents a fantastic turnkey opportunity for discerning investors. The accommodation is thoughtfully arranged to maximise space and comfort, featuring three well-proportioned bedrooms and a modern family bathroom. The ground floor layout boasts two bright and versatile reception rooms, offering excellent flexibility for separate lounge and dining areas to suit any lifestyle.

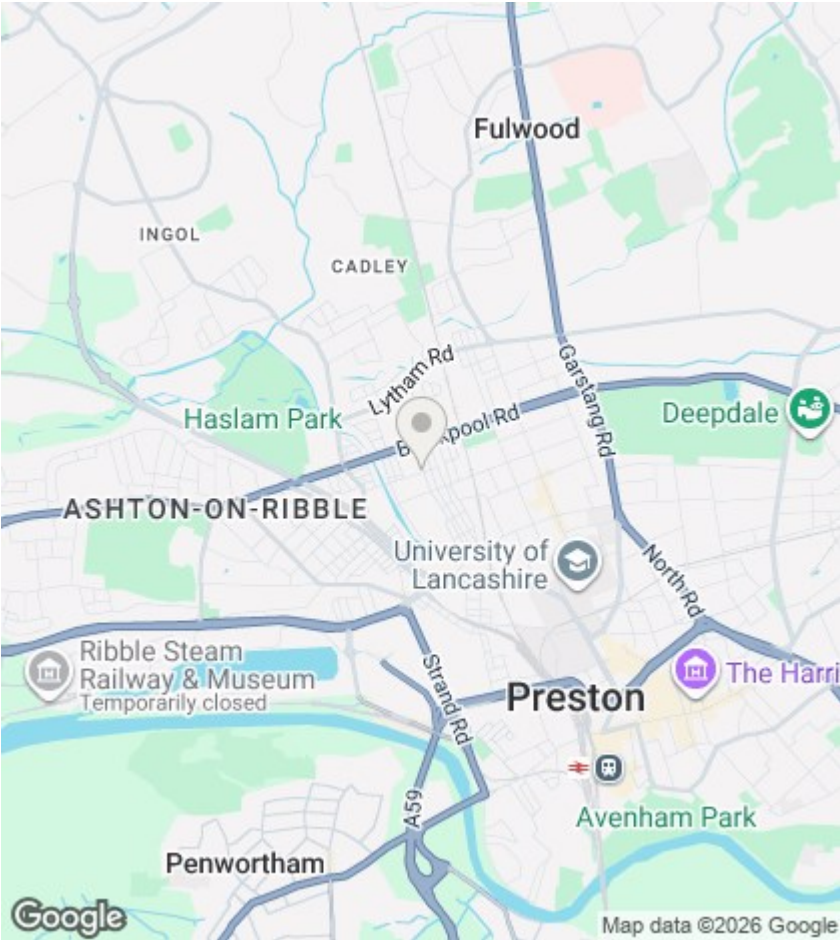
A standout feature of this home is the brand-new, energy-efficient boiler, ensuring worry-free heating and reduced utility hassle for years to come. Outside, the property benefits from a private yard at the rear, providing a welcome outdoor retreat for relaxation or low-maintenance gardening, while convenient on-street parking is available right outside.

The property is currently tenanted and generating an immediate, reliable rental income of £975 per month, making it a highly attractive addition to any buy-to-let portfolio. Situated in a popular and convenient pocket of Preston, the home ensures consistent tenant demand thanks to its close proximity to local amenities, schools, and excellent transport links.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	