Jones cameron









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

Asking Price £160,000

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

86 Plungington Road, Preston, Lancashire, PR1 7RA
01772 888 887
admin@jonescameron.com
www.jonescameron.co.uk

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

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.

Each individual buyer will be subject to an AML check at a cost of £30 plus VAT per person

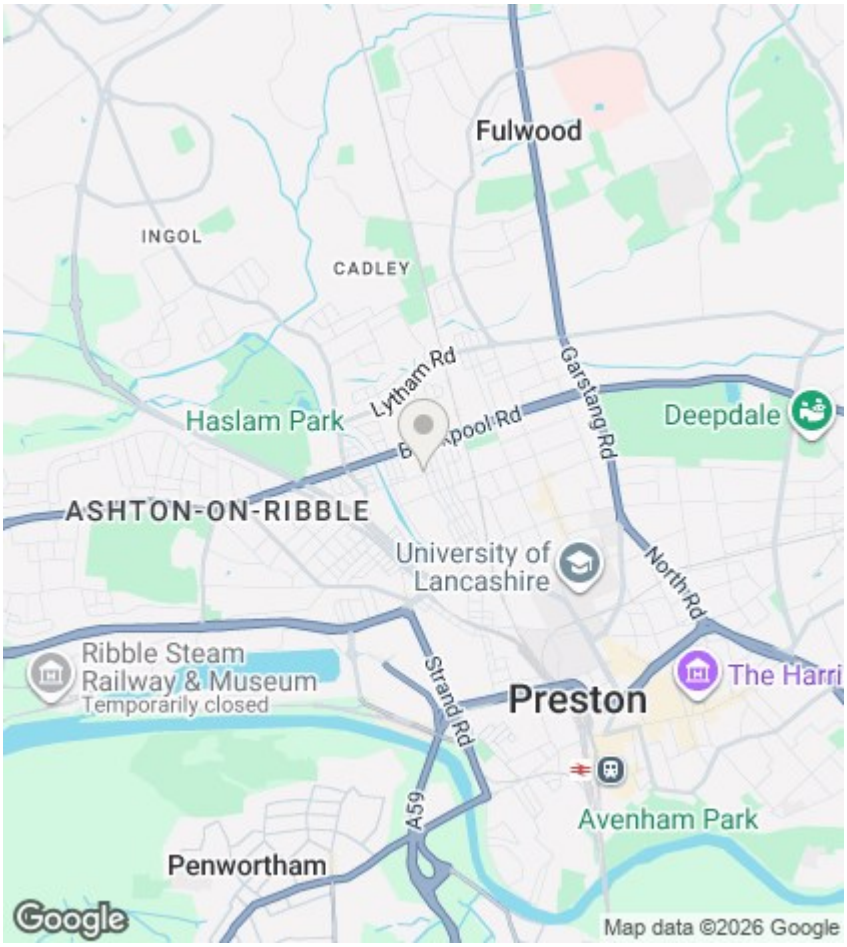
3 1 2 D

Council Tax Band: A









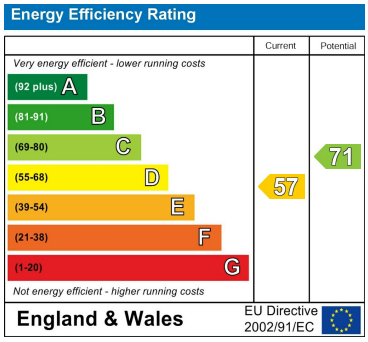
Directions

Viewings

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

EPC Rating:

D



86 Plungington Road, Preston, Lancashire, PR1 7RA
01772 888 887
admin@jonescameron.com
www.jonescameron.co.uk