



Wildman Street, Preston, PR1 7QH
Starting Bid £95,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- For Sale by Online Auction
- Immediate Income £660 PCM With Tenant in Situ
- Long-Term Tenant Keen to Stay
- Rental Growth Potential Scope to Increase Rent
- Popular Location Strong Rental Demand
- Close To UCLAN
- Near City Centre Amenities Nearby
- Great Transport Links Easy Station Access

Wildman Street, Preston

Investment Opportunity – 3 Bedroom Mid-Terraced Property –
Wildman Street, Preston

For Sale by Online Auction with a Starting Bid of £95,000.
Terms and Conditions Apply. See WebbMove for all the
Auction Details.

Immediate income-producing investment – this three-
bedroom mid-terraced property is sold with a long-term
tenant in situ, currently paying £660 PCM. The tenant
wishes to remain, ensuring a smooth transition for any
investor, with scope to review and increase the rent to
further enhance returns.

Situated in the ever-popular Plungington area, the
property benefits from a proven and resilient rental
location, particularly favoured by students and young
professionals. Within easy reach of UCLAN and Preston
City Centre, tenants enjoy access to a vibrant mix of
shops, cafés, and everyday amenities. Excellent transport
connectivity further enhances its appeal, with Preston train
station nearby and strong road links providing
straightforward commuting options in and out of the city.

The accommodation comprises two spacious reception
rooms, a fitted kitchen, three well-proportioned bedrooms,
and a family bathroom, offering a practical and versatile
layout suited to the rental market.

This is a ready-made, income-generating investment in a
sought-after rental location, with further potential to
maximise returns.

Early enquiry is highly recommended.

ENTRANCE

3' 1" x 3' 4" (0.94m x 1.02m)

HALLWAY

8' 10" x 2' 10" (2.69m x 0.86m)

LIVING ROOM

12' 7" x 10' 11" (3.84m x 3.33m)

UTILITY ROOM

8' 10" x 14' 2" (2.69m x 4.32m)

KITCHEN

10' 5" x 6' 8" (3.18m x 2.03m)

LANDING

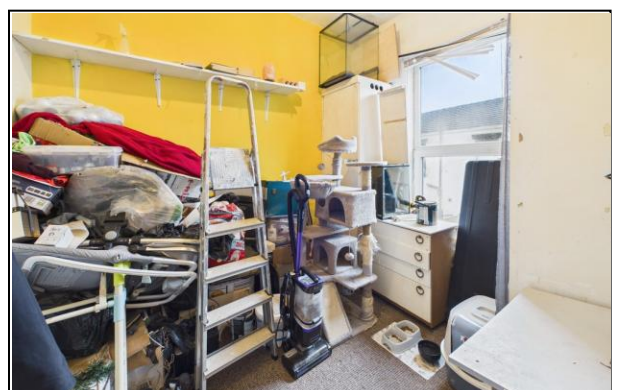
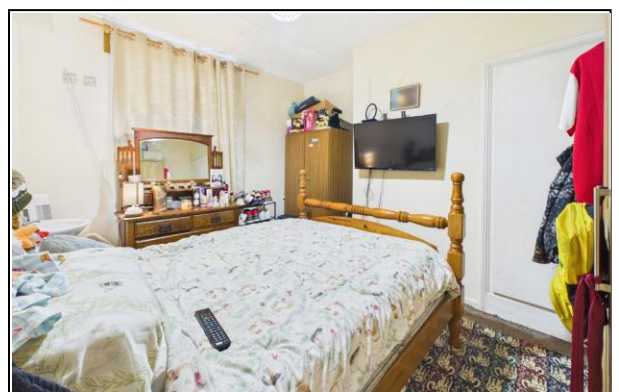
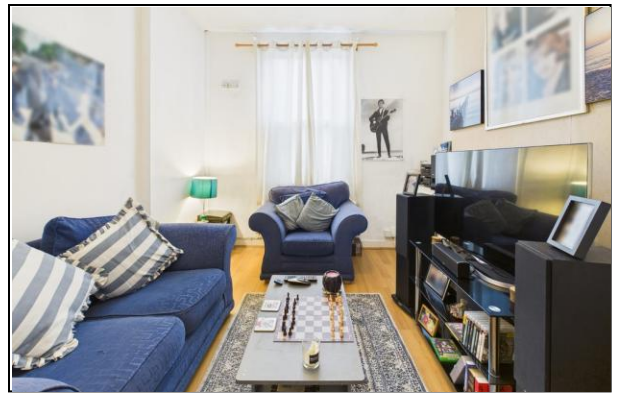
2' 9" x 5' 10" (0.84m x 1.78m)

BEDROOM ONE

12' 5" x 9' 2" (3.78m x 2.79m)

BEDROOM TWO

9' 0" x 8' 2" (2.74m x 2.49m)



Wildman Street, Preston

BEDROOM THREE

BATHROOM

5' 9" x 3' 7" (1.75m x 1.09m)

YARD TO REAR

COVERAGE

BROADBAND

We are advised that the property can obtain Fibre to the Property (FTTP)

MOBILE DATA

We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

TENURE

The property is **Freehold**

COUNCIL TAX

Band "A"

The average council tax charges for April 2010 - March 2013 are listed below, based on a household of two adults. The tax bands are based on the value of your property in 1991.

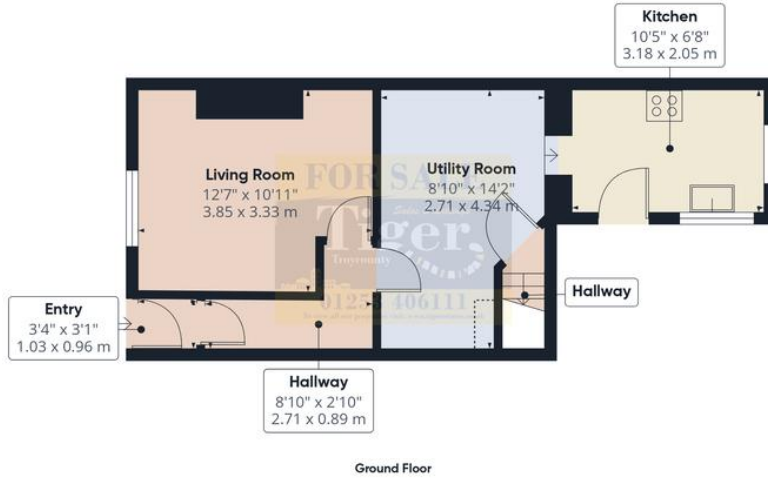
Valuation Band	Council Tax 2017/18	Council Tax 2018/19	Council Tax 2019/20
A	£1104.47	£1170.70	£1218.16
B	£1288.54	£1365.82	£1421.19
C	£1472.62	£1560.93	£1624.21
D	£1656.70	£1756.05	£1827.24
E	£2024.86	£2146.28	£2233.29
F	£2393.01	£2536.52	£2639.35
G	£2761.17	£2926.75	£3045.40
H	£3313.40	£3512.10	£3654.48

PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

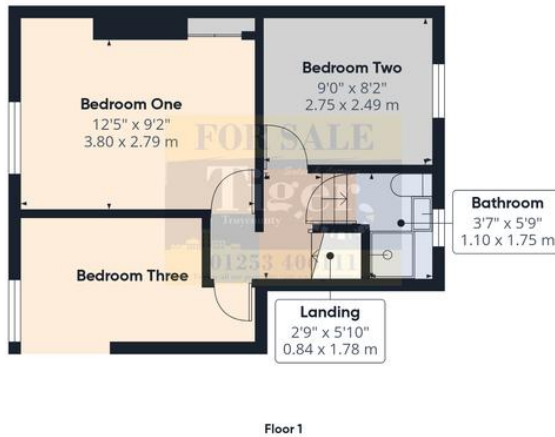


Wildman Street, Preston



Approximate total area⁽¹⁾
603 ft²
56.1 m²

Reduced headroom
3 ft²
0.2 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

