

15 CO-OPERATIVE STREET

BAMBER BRIDGE, PRESTON, PR5 6FH

Offers In The Region Of **£125,000**

MARIE HOLMES

SALES | LETTINGS | MORTGAGES





Key Features

- Excellent buy-to-let investment opportunity
- Sold with long-term sitting tenants in occupation
- Current rental income of £725 pcm (£8,700 pa)
- Spacious two-bedroom mid-terraced property
- Generous open-plan lounge and dining room
- Fitted kitchen, utility area and ground-floor W.C
- Two well-proportioned bedrooms
- Additional attic room with useful storage
- Enclosed, low-maintenance rear yard
- Popular Bamber Bridge location with excellent transport links

Property Summary

AN EXCELLENT BUY-TO-LET INVESTMENT OPPORTUNITY – SOLD WITH LONG-TERM SITTING TENANTS – CURRENT RENTAL INCOME £725 PCM (£8,700 PER ANNUM)

An excellent opportunity for investors to acquire this spacious two-bedroom mid-terraced property, situated in a popular residential area of Bamber Bridge. Offered for sale with long-term sitting tenants, currently paying £725 per calendar month, the property represents an attractive investment with an established rental income from the outset.

Ideally positioned within easy reach of local shops, schools and amenities, the property also benefits from excellent transport connections, including Bamber Bridge railway station, Preston city centre and the M6 and M61 motorway networks.

Internally, the generously proportioned accommodation briefly comprises an entrance hallway leading into a spacious open-plan lounge and dining room. This versatile living space features two attractive fireplaces, providing charming focal points, alongside an open staircase to the first floor. Both areas offer ample space for comfortable seating and family dining.

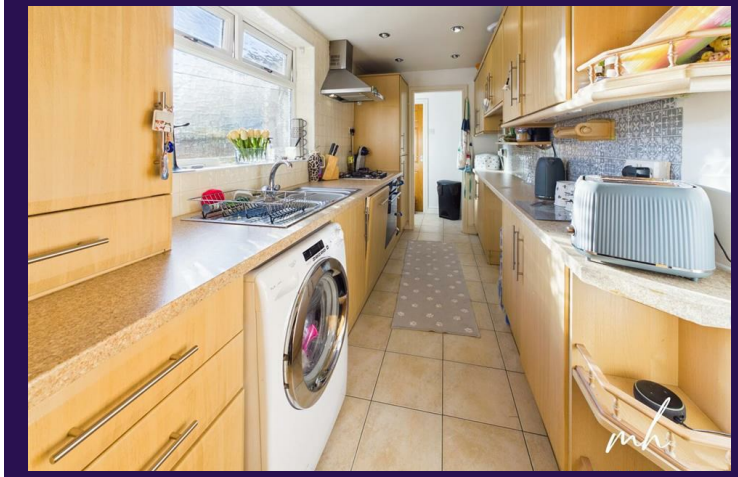
The adjoining fitted kitchen incorporates an integrated oven and space for freestanding appliances, with access to a useful utility area and separate ground-floor WC. A further lean-to provides access to the enclosed rear yard.

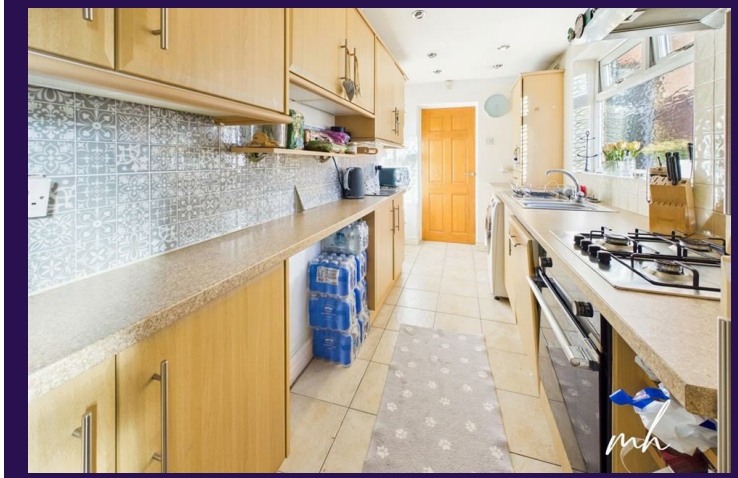
To the first floor are two generously sized bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom comprises a three-piece suite with a shower over the bath. An additional attic room, accessed via a folding loft ladder, provides useful ancillary space and generous under-eaves storage.

Externally, the property benefits from on-street parking to the front and an enclosed, low-maintenance rear yard with gated access to a communal ginnel.

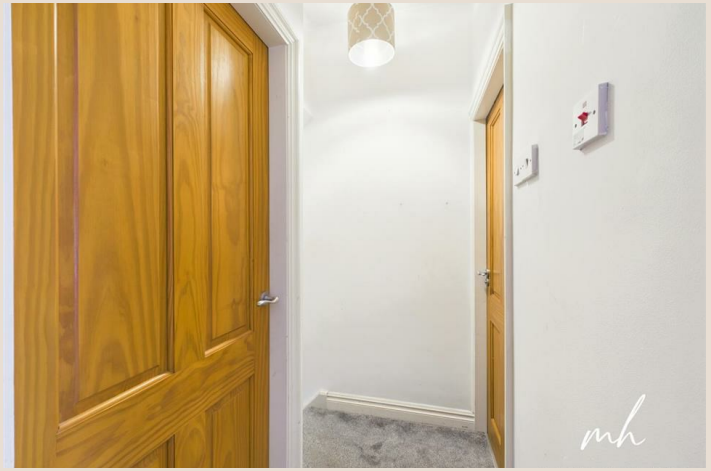
An appealing addition to any rental portfolio, offering an established tenancy, immediate rental income and a convenient location with enduring tenant appeal.


















RELAX





Additional Information

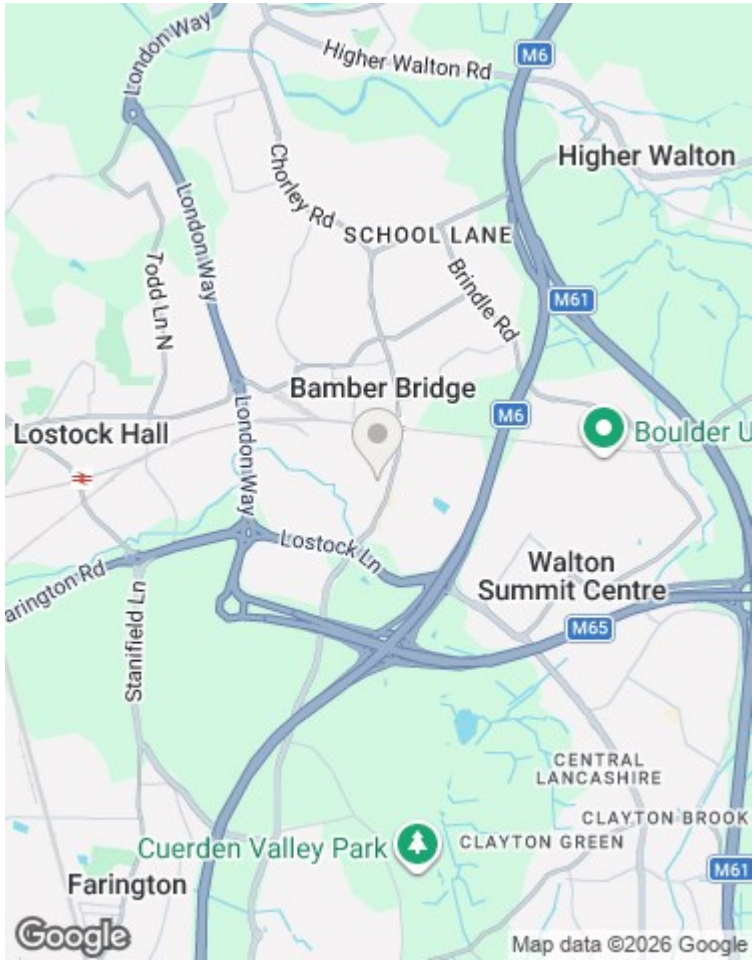
Local Authority – South Ribble Council

Council Tax – Band A

Viewings – By Appointment Only

Tenure – Freehold





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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