

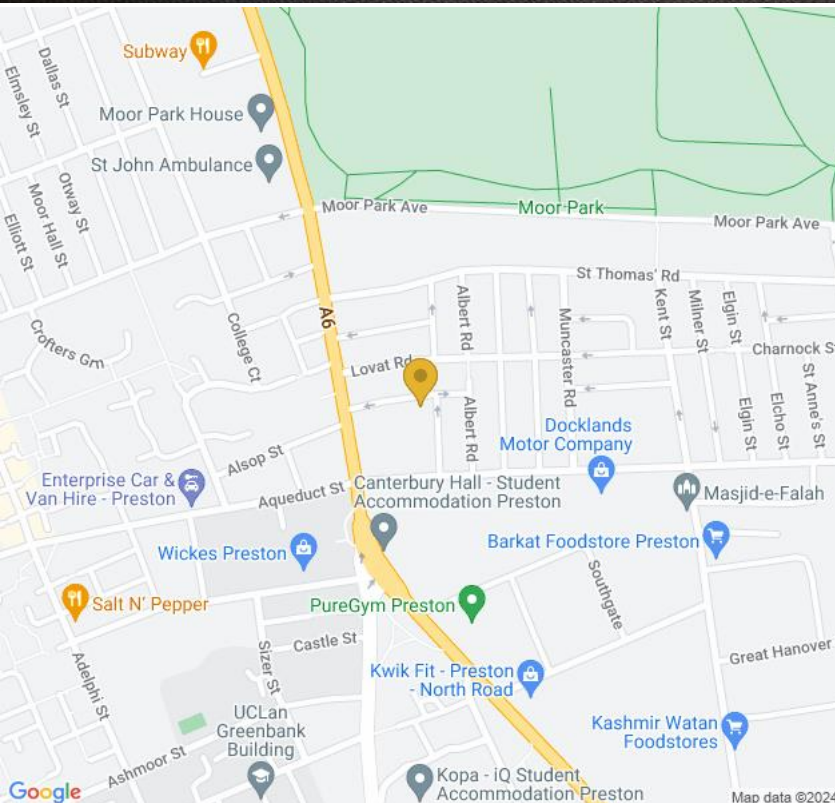
£84,950

**St. James Road, Preston
PR1**

**Farrell
Heyworth**
Sales & Lettings



- **Two Bedroom Terraced Property in Convenient Location**
- **Ideal Investment Opportunity Currently Achieving 390PCM**
- **Lounge and Fitted Kitchen**
- **Fitted Bathroom, Double Glazing, Central Heating**
- **Viewing Highly Recommended**



This two bedroom terraced property is situated in a popular location, close to local amenities with easy access to Preston city centre, local transport links and not too far from Royal Preston hospital.

This is an ideal investment opportunity and internal viewing is highly recommended.

The ground floor accommodation comprises lounge and a fitted kitchen. To the first floor there are two bedrooms and a bathroom suite.

This is a superb buy to let property in a great location, which is sure to sell quickly.

Please Note: At the time of listing the property is tenanted and we have not inspected internally, and therefore cannot comment on the current condition of the property internally. All prospective purchasers should book a viewing with Farrell Heyworth to view the property.

Tenure: Freehold
Council Tax: Band A



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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

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