

## 115 Elliott Street, Preston, PR1 7XN

Asking price £120,000

This well-presented 3-bedroom terraced house on Elliott Street offers a fantastic opportunity for both first-time buyers and savvy investors.

Currently tenanted with an AST in place until June 2025, it provides immediate rental income potential.

Step inside to a small vestibule that opens into a bright and welcoming reception room. Beyond that, you'll find a fitted kitchen with direct access to the rear yard and stairs leading to the first floor. Upstairs comprises three bedrooms, a bathroom with a bath and sink, and a separate room for the toilet.

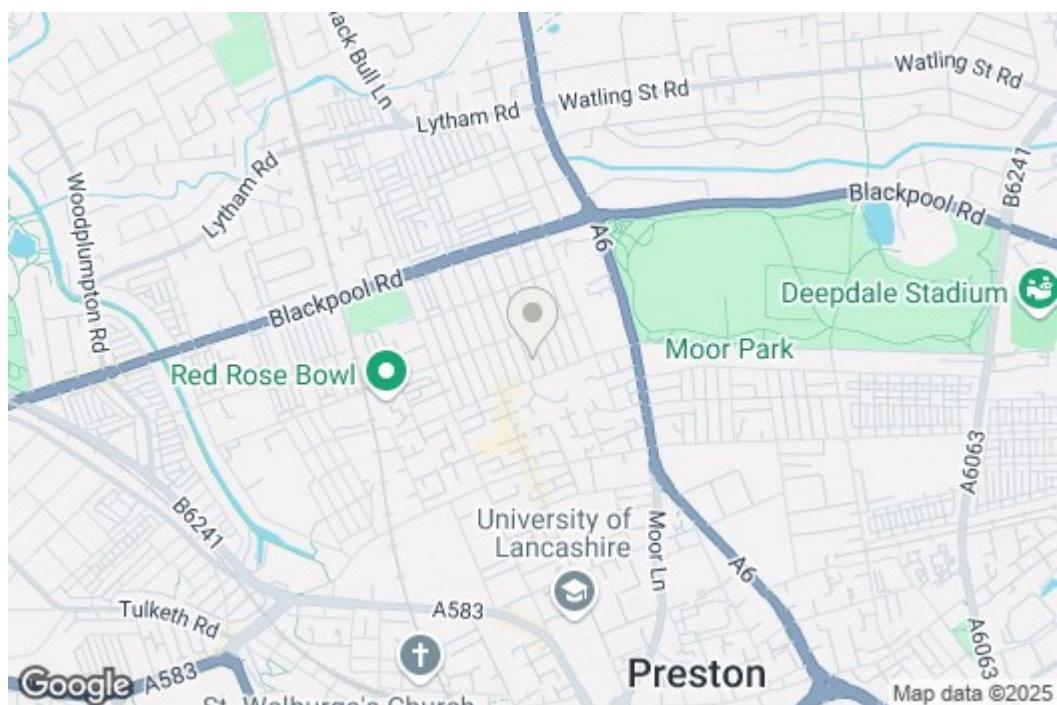
Ideally located with excellent transport links to Preston City Centre and Royal Preston Hospital via Plungington Road, this home is perfectly positioned for convenience and comfort.

Call 01772 651165 to get booked in for a viewing!



## Floor Plan

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

