



Deepdale Road, Preston

Guide Price £70,000

AUCTION

Ben Rose Estate Agents are pleased to present to market this terraced property, ideally positioned in the heart of Preston. Offering excellent potential, this home is well suited to buyers looking for a refurbishment project or a buy-to-let investment opportunity. The property benefits from convenient access to the M6 motorway, just a short drive away, making commuting to nearby towns and cities straightforward. A range of local amenities, bus routes, and green spaces are all within walking distance, providing a practical and well-connected setting for everyday living.

Upon entering the property, you are welcomed into a small entrance hall which leads through to the main hallway, providing access to all ground floor rooms. To the front of the home sits a spacious lounge, featuring a front-facing window and a traditional fireplace. Continuing down the hallway, you'll find the dining room, also benefitting from a window and fireplace. To the rear of the property is the kitchen, fitted with countertops, space for freestanding appliances, and useful under-stairs storage. From the kitchen, there is access into a garden room which could be utilised as a utility space, with a further door leading out to the rear yard.

The first floor hosts the main sleeping accommodation. The master bedroom is positioned to the front of the property and features a window allowing for natural light. Bedroom two is located to the rear and also benefits from a window overlooking the yard. There is an additional smaller room to the front of the property, ideal for use as a home office or study. Completing this floor is the family bathroom.

Externally, the property benefits from residential permit parking to the front, along with a small front yard. To the rear, there is an enclosed yard offering low-maintenance outdoor space. In summary, this property presents a fantastic opportunity for those seeking a refurbishment project with strong investment potential.

AUCTION

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.







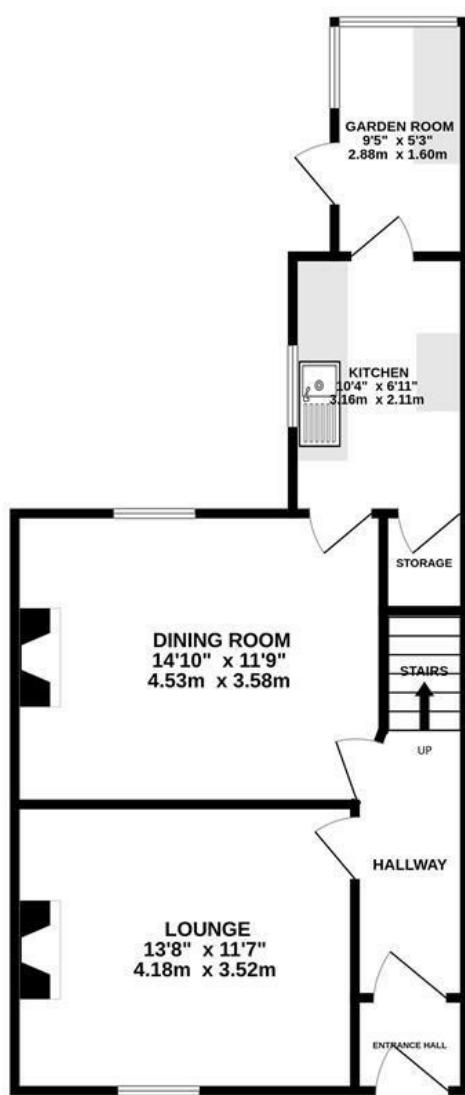






BEN ROSE

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.

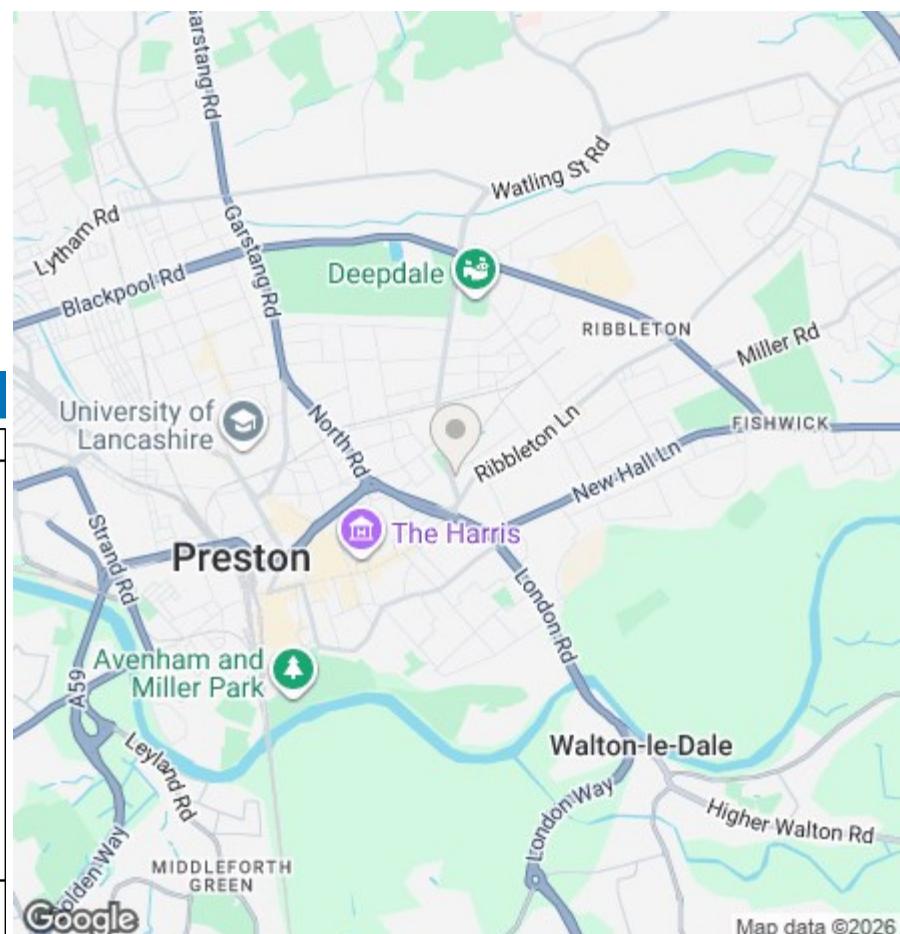


TOTAL FLOOR AREA : 1006 sq.ft. (93.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		