



**Raven Street, Preston**

**Guide Price £90,000**

**\*\*PROPERTY BEING SOLD WITH TENANT IN SITU\*\***

Ben Rose Estate Agents are pleased to present to market this three bedroom, end-terraced home situated just outside of Preston city centre. The home's prime location offers easy access to the city centre, with an array of local shops, restaurants, and schools within close proximity. Excellent travel links are available nearby via the M6 and M55 motorways, as well as Preston train station, making commuting straightforward and convenient.

As you enter the property, you are welcomed by an entrance hall that provides access to the stairs and all ground floor rooms. The lounge is generously sized and spans the length of the home, featuring dual aspect windows and a large front facing bay window. Adjacent lies the spacious kitchen, which is fitted with an abundance of wall and base units, offering plenty of storage and room for freestanding appliances. Access to the rear garden and outdoor storage can be found here.

Moving to the first floor, you will find three good sized double bedrooms, the master and bedroom two both benefit from integral storage, providing ample space for all your belongings. The three-piece family bathroom, complete with a bath, is perfect for relaxation and unwinding.

The exterior of the home features a drive for multiple vehicles off road and enjoy privacy behind a tall hedge. The rear of the property boasts a good-sized garden with both lawn and flagged areas and ample room for outdoor storage and seating.

Rent is currently on a rolling month to month contract at £550 pcm

**Auctioneer Comments** 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.







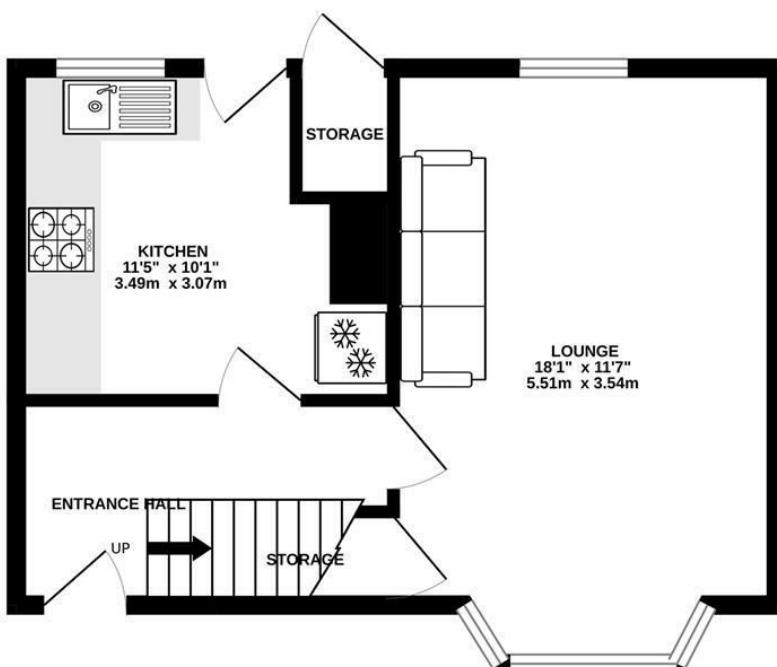




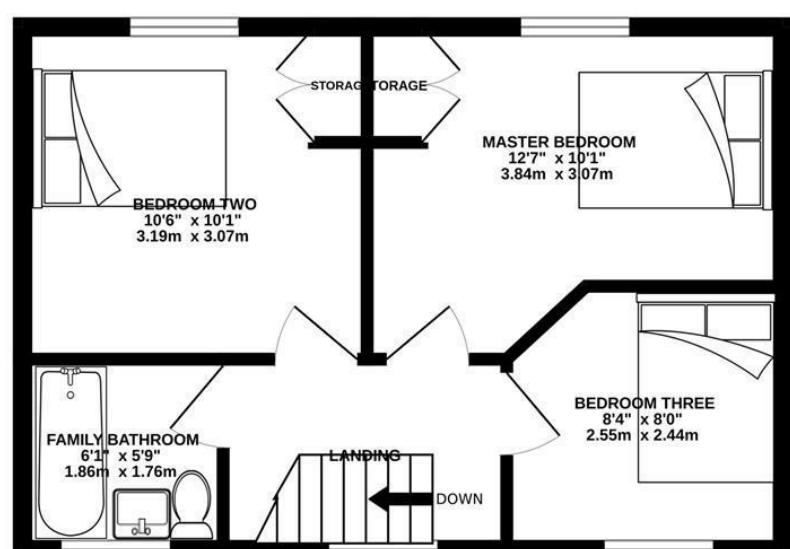


# BEN ROSE

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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.

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

