

H HighgateHomes



69 Waterloo Road, Preston, PR2 1BH

Asking price £95,000

Highgate Homes are proud to bring to market this well appointed three bedroomed mid-terraced house for sale on Waterloo Road, Preston.

The property is situated in a popular and desirable location of Preston, being close to local amenities such as schools, shops, University and main motorway connections - This well-presented property is an excellent choice for a range of home buyers from seasoned investors to those looking for a new, welcoming home. Along with its 3 bedrooms, the property offers a large, welcoming reception, dining room with open access to a fitted kitchen, family bathroom. Externally you will find a fully enclosed yard with access to the alleyway.

The property comes with a tenant in situ and is currently bringing in an income of £6'600 per annum giving a rental yield of around 7%. An ideal investment opportunity not to be missed.

External Front



External front of house with full double glazing.

Kitchen



A tiled kitchen with white goods and accessories.

Reception 1



A beautiful medium sized reception room which is fully carpeted and centrally heated

Yard



External yard leading to the back alley.

Kitchen Dining Room



Dinning room with open access to the kitchen with a tiled floor and centrally heated

Bedroom 1



Double sized bedroom which is fully carpeted and centrally heated

Bedroom 2



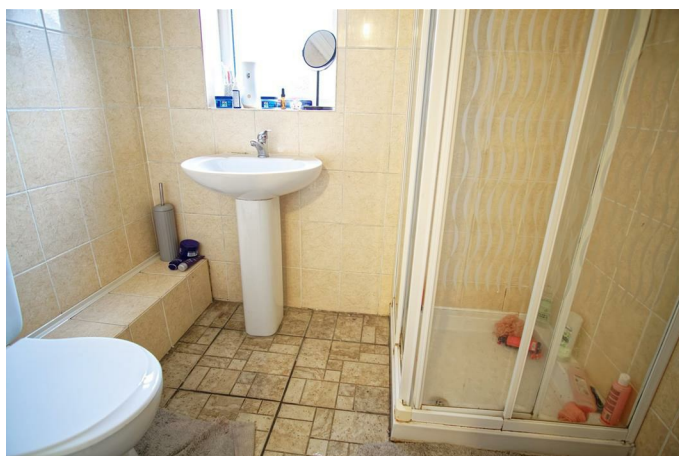
Another double sized bedroom which is fully carpeted and centrally heated

Bedroom 3



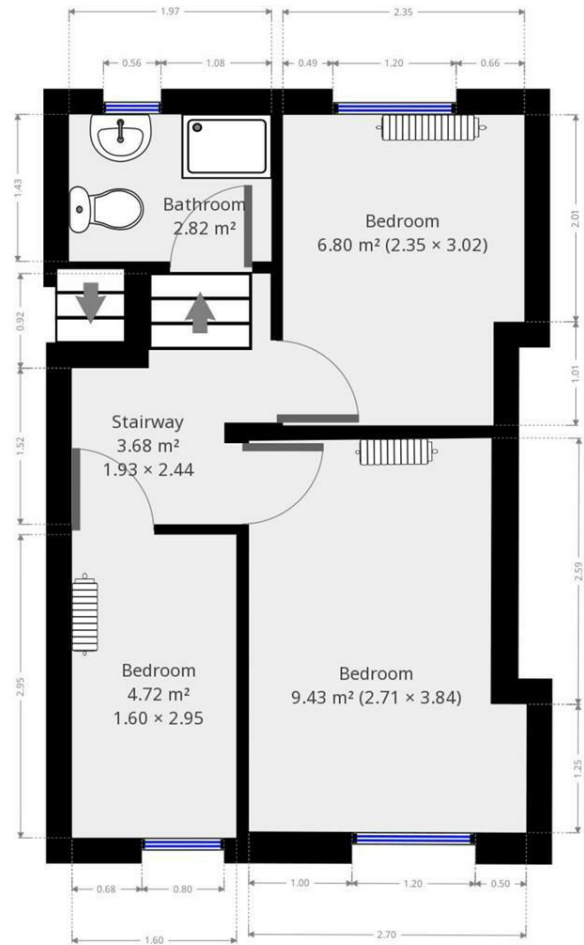
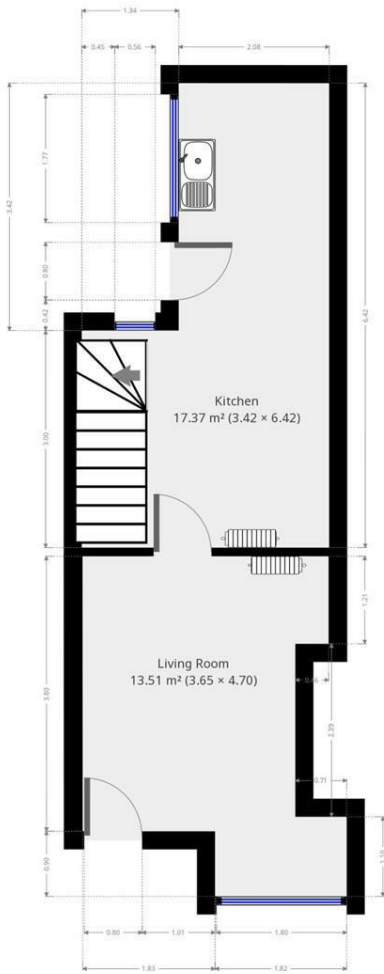
A third single sized bedroom, fully carpeted and centrally heated.

Bathroom



A fully tiled bathroom with shower

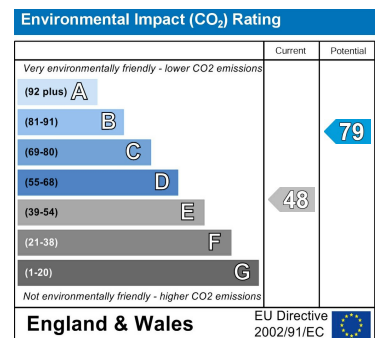
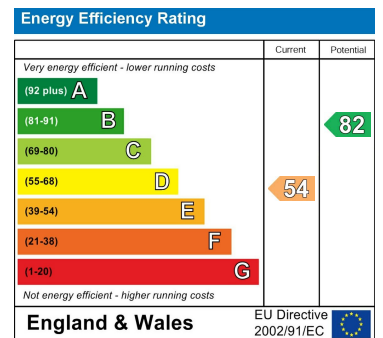
Floor Plan



Area Map



Energy Efficiency Graph



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