

## FOR SALE







Residential Investment: Let at  
£595 pcm.

2 Bedroom Mid-Terrace House

5 Stanley Court, Stanley Street,  
Kirkham, Preston, Lancashire, PR4  
2UT

Asking Price £95,000

### Property Features

-  Mid-Terrace
-  828 sq. ft.
-  Convenient location
-  1 bathroom
-  2 bedrooms
-  Rear Yard

### CONTACTS

**Kate Lay**

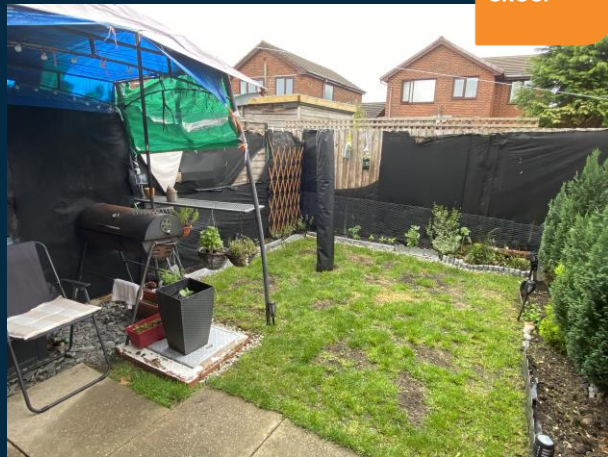
T: 0161 967 0122

E: [kate.lay@landwoodgroup.com](mailto:kate.lay@landwoodgroup.com)

LANDWOOD  
GROUP







## 5 Stanley Court, Stanley Street, Kirkham, Preston, Lancashire, PR4 2UT

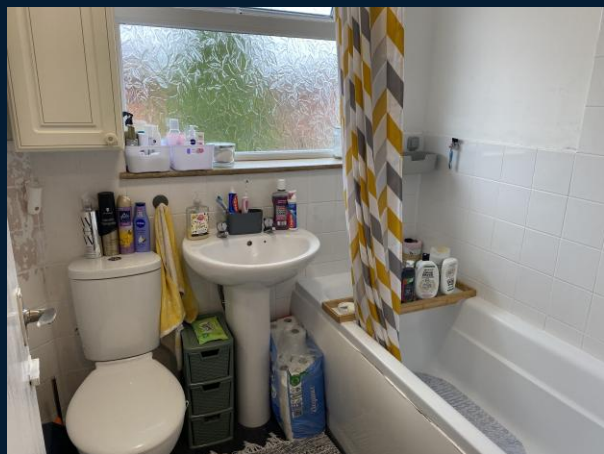
### DESCRIPTION

Offered chain free!

A residential investment property comprising a two bedroom mid terraced house which is sold subject to the existing tenancy producing an annual equivalent income of £7,140.

### LOCATION

The property is located in the popular area of Wesham close to a wide range of amenities and transport links.



**TENURE INFORMATION**

The property is held by way of a freehold title.

**ACCOMMODATION**

Ground Floor: Living Room and Kitchen

First Floor: Two Bedrooms and Bathroom/W.C

**OUTSIDE**

Front and rear gardens.

**PRICE**

Offers in the region of £95,000

**LEGAL COSTS**

Each party will be responsible for their own legal costs.

**VIEWINGS**

Strictly by appointment.

**VIRTUAL TOURS**

<https://youtu.be/lJui9W5BXt8> and <https://youtu.be/CxvU7LdxzZM>

**EPC**

Energy Asset rating is D

**Council Tax**

Band B – Annual Charge for 2025/2026 will be £1,867.57.

**KATE LAY**

Partner

T: 0161 967 0122

E: [kate.lay@landwoodgroup.com](mailto:kate.lay@landwoodgroup.com)

L: Lancaster Buildings, 77 Deansgate, Manchester,  
M3 2BW