



6 Rigby Street, Preston, PR1 5XJ

Price: £125,000

- Three Bedroom Mid-Terrace Property
- Situated In The Heart Of Preston
- Spacious Lounge And Open-Plan Dining Area
- Modern Fitted Kitchen With Rear Courtyard Access
- Three Good-Sized Bedrooms
- Three-Piece Family Bathroom Suite
- Ideal For First-Time Buyers, Families, And Downsizers
- Council Tax Band - A

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INTRODUCTION

Spacious Three-Bedroom Mid-Terrace Home in a Convenient Preston Location

Situated in the heart of Preston, this well-presented three-bedroom mid-terrace property offers spacious accommodation throughout and is ideally located close to a wide range of local shops, schools, transport links, and everyday amenities. Perfectly suited to first-time buyers, growing families, or those looking to downsize without compromising on space, this property presents an excellent opportunity to acquire a comfortable long-term home in a highly convenient location.

Upon entering the property, you are welcomed by an entrance hallway which leads through to a generous lounge. The lounge seamlessly flows into an open-plan dining area, creating an excellent space for both everyday living and entertaining guests. To the rear of the property is a fitted kitchen featuring a range of modern wall and base units, providing ample storage and workspace. The kitchen also offers direct access to the enclosed rear courtyard.

To the first floor, the property benefits from three well-proportioned bedrooms, all offering versatile accommodation suitable for family living, guest rooms, or a home office. Completing the accommodation is a practical three-piece family bathroom suite designed to meet the needs of modern living.

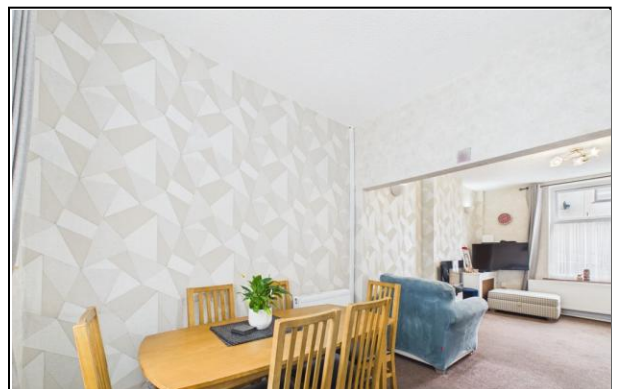
Offering excellent value and a highly desirable location, this spacious home is expected to appeal to a variety of buyers. Early internal viewing is highly recommended to fully appreciate the accommodation on offer.

TENURE

The property is **Freehold**

COUNCIL TAX

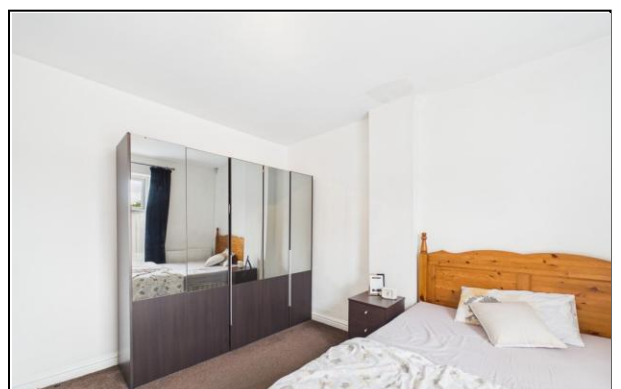
Band "A"



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PLEASE NOTE

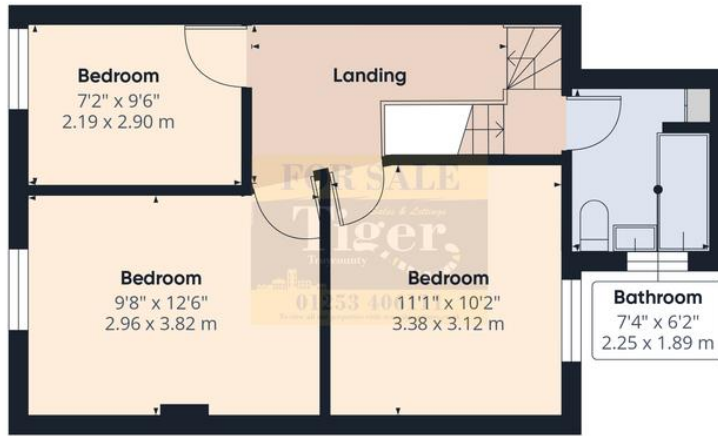
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6 Rigby Street, Preston



Ground Floor



Floor 1



Approximate total area⁽¹⁾
772 ft²
71.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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