



Irving Street, Southport, PR9



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4



4

£200,000

- ATTENTION INVESTORS
- TENANTS IN SITU
- Block of 4 Apartments
- Off-Road Parking
- Excellent Central Location
- Freehold
- EPC rating E



ATTENTION INVESTORS. Northwood are pleased to present an excellent investment opportunity close to the centre of Southport, A Semi-Detached property currently split into 4 separate apartments. This is a fantastic opportunity for landlords looking to build on their property portfolio or indeed prospective buy to let investors.

The apartments are all of a generous size throughout with three of the flats currently occupied by long standing tenants and one currently un-occupied. Each flat is currently generating a rental income between £500 - £600pcm.

Located a stones throw from the promenade the property is in a prime central spot to enjoy all that Southport has to offer.



Flat 1

3.51 x 4.28 kitchen

3.88 x 4.66 living room

2.63 x 1.70 bathroom

4.64 x 3.19 bedroom

Currently un-occupied.

Flat 2

Ground floor with private outside entrance.

6.75m x 4.73m Kitchen/Living

3.55m x 3.15m Bedroom

3.39m x 2.25m Conservatory

Rental income £500pcm.

Flat 3

2nd floor apartment.

5.75m x 4.65m Kitchen/Living

3.43 X 2.82 Bedroom

3.80 x 3.00 Bedroom

Rental income £600pcm.

Flat 4

3.51 x 4.28 kitchen

3.88 x 4.66 living room

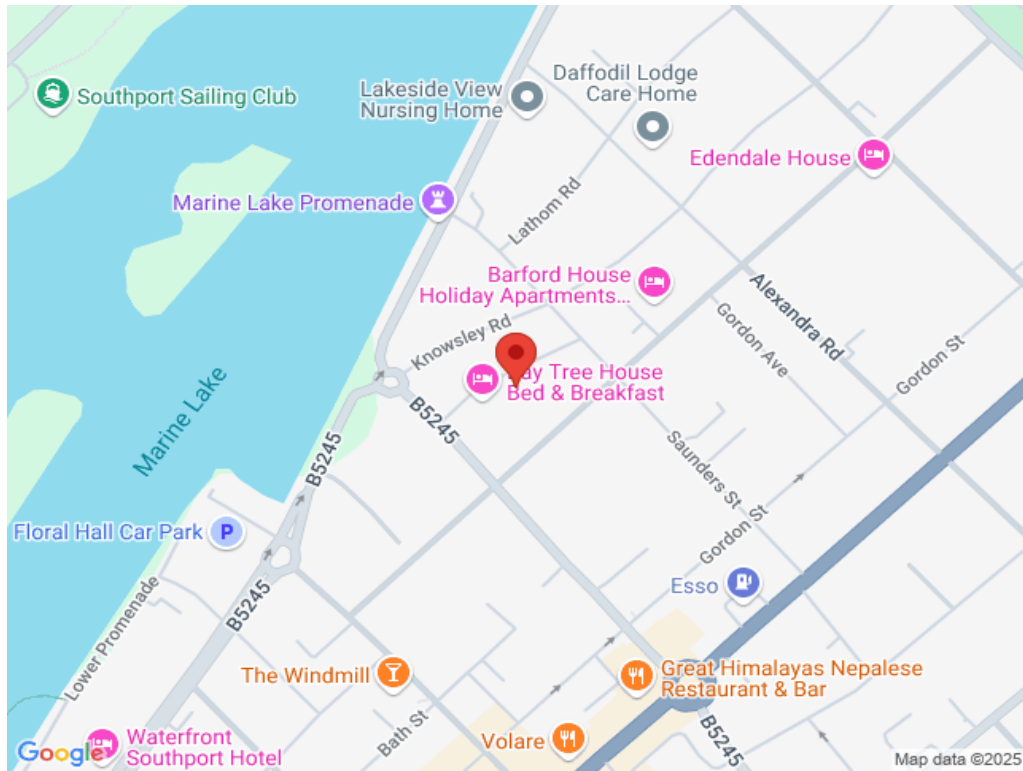
2.63 x 1.70 bathroom

4.64 x 3.19 bedroom

Rental income £600pcm.

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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