



Ian Anthony
The Estate Agents

DERBY STREET, ORMSKIRK

Guide Price £235,000

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- NO UPWARD CHAIN
- HMO LICENCE
- BATHROOM
- LIVING ROOM
- IDEAL FOR STUDENT LANDLORDS/INVESTORS ALIKE
- CONVENIENT FOR ORMSKIRK TOWN CENTRE
- FOUR BEDROOMS
- KITCHEN
- PRIVATE GARDEN
- GROSS RENT £25,200 P/A



NO UPWARD CHAIN!!! INVESTMENT OPPORTUNITY!!!

We are delighted to bring to market this four bedroomed terraced property currently with tenants in situ. In brief the property comprises to the ground floor one bedroom, living/ dining room and kitchen. To the first floor three further bedrooms and a bathroom. To the exterior a flagged rear garden which provides an excellent space to relax and entertain! With close proximity to Ormskirk Town Centre, the University and excellent transport links to Liverpool, Preston, Southport and beyond. The property would be an excellent student let opportunity with a good rental yield! Viewing is essential to discover what this property can offer you!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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