



**Ian Anthony**  
The Estate Agents



Burscough Street, Ormskirk, L39 2EY

£215,000

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- ATTENTION INVESTORS!
- CURRENTLY TENANTED
- FOUR BEDROOMS
- GARDEN
- LIVING ROOM
- FIXTURES, FITTINGS AND FURNITURE INCLUDED IN PRICE
- YIELD IN EXCESS OF 11%
- NO UPWARD CHAIN
- CLOSE TO ORMSKIRK TOWN CENTRE





A fantastic investment opportunity on Burscough Street, Ormskirk, offering a high rental yield of over 11% at the current asking price. This fully tenanted, four-bedroom terraced house is a working HMO, fully compliant with West Lancashire Council regulations. The property comes complete with all fixtures, fittings, and furniture included in the price, making it a turnkey investment.

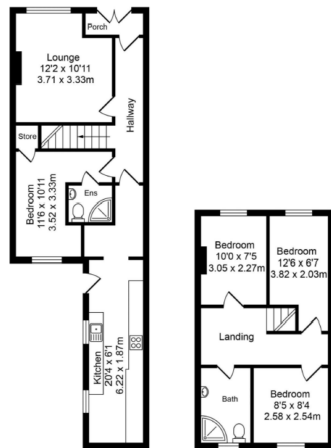
**Key features:**

Fully tenanted, providing immediate rental income.  
 Yield in excess of 11%, a superb return on investment.  
 All safety standards met: includes a valid Gas Safety Certificate, PAT testing, Electrical Installation Condition Report (EICR), and Energy Performance Certificate (EPC).  
 Ideal location for students in Ormskirk, close to Edge Hill University.



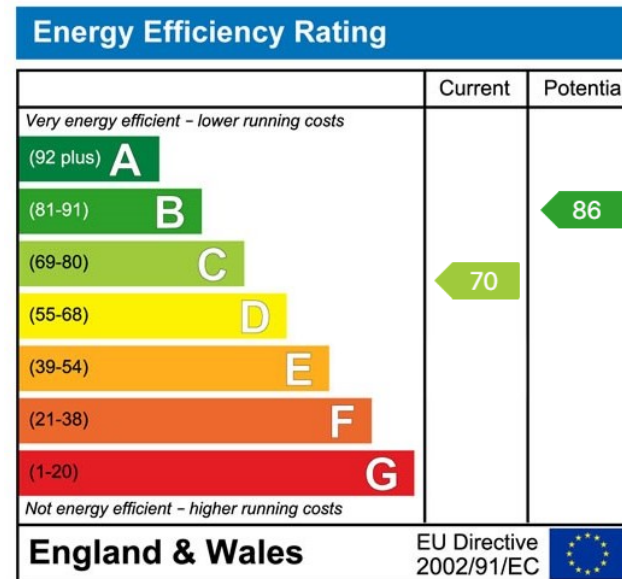
Total Approx. Floor Area 887 Sq.ft. (82.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



Ground Floor  
 Approx. Floor Area 521 Sq.Ft (48.4 Sq.M.)

First Floor  
 Approx. Floor Area 366 Sq.Ft (34.0 Sq.M.)



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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