

**6 DOVESTON ROAD  
SALE, CHESHIRE M33 6LE  
FOR SALE – £725,000**



**INVESTMENT OPPORTUNITY**  
**THREE STOREY VICTORIAN DETACHED PROPERTY WITH  
BASEMENT CONVERSION AND SINGLE STOREY STORE/GARAGE  
TO THE SIDE COMPRISING SIX FLATS  
PRODUCING A TOTAL INCOME OF £47,280 P.A.  
ERV OF £60,000 P.A.**



We are instructed to offer to the market this Victorian detached property which is located in a well-regarded residential location in Sale, close to amenities.

The property has been divided over the years with a two storey extension to the rear and offers six flats which are let on assured short hold tenancy agreements.

The ground floor offers three flats, Flats 1 & 2 are accessed from the main hallway and Flat 3 has its own entrance to the side, two of the flats offer lounge/bedroom on the ground floor with stairs down to the lower ground floor kitchen and bathrooms. Flat 3 accommodation is over just the ground floor comprising double bedroom, lounge and bathroom.

The first floor comprises three further flats, Flats 4 & 5 are accessed from the first floor landing and the other having independent access from the side and comprises double bedroom, lounge, kitchen and bathroom. Flat 6 on the second floor flat is again accessed from the landing offers split level accommodation comprises first floor reception hallway, bathroom, lounge and bedroom.

To the side of the building is a double garage and separate landlords store.

Each of the flats benefit from independent heating and electric card meters.

## VIEWING

Strictly by appointment through the sole selling agent, Thomas Willmax on 0161 905 3555

FLAT 1	GROUND & BASEMENT	£450 PCM
FLAT 2	GROUND & BASEMENT	£440 PCM
FLAT 3	GROUND FLOOR	£800 PCM
FLAT 4	FIRST FLOOR	£600 PCM
FLAT 5	FIRST FLOOR	£800 PCM
FLAT 6	FIRST & SECOND FLOORS	£850 PCM



## ENERGY PERFORMANCE CERTIFICATES

Flat 1 – Energy Rating D – Certificate Number: 2898-1901-6200-8962-1204

Flat 2 – Energy Rating D – Certificate Number: 8212-6120-8009-0639-1226

Flat 3 – Energy Rating C – Certificate Number: 0848-1901-6209-8769-1204

Flat 4 – Energy Rating D – Certificate Number: 2398-1901-6200-8762-1204

Flat 5 – Energy Rating D – Certificate Number: 9180-2869-6000-2122-5165

Flat 6 – Energy Rating D – Certificate Number: 8190-5198-0622-4026-1023

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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