



pearson
ferrier®



72 DEEPDALE ROAD
Preston, PR1 5AR
£220,000

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Property at a glance

- 7 BEDROOM HMO
- TENANTS IN SITU
- INVESTMENT OPPORTUNITY
- FANTASTIC LOCATION
- £28,000 P.A RENTAL INCOME
- FULLY LICENSED
- FURTHER DEVELOPMENT POTENTIAL
- PRICED TO SELL
- CASH OFFERS

ATTENTION INVESTORS

We have a fantastic SEVEN bedroom HMO INVESTMENT OPPORTUNITY situated in a prime location with local amenities, a local park directly opposite, and Preston city centre only a short walk away. The property is being sold with sitting tenants.

Set over three storeys of spacious living accommodation together with a large utility basement, the property briefly comprises an entrance vestibule leading to a flowing hallway giving access to the stairs leading to the first floor, stairs leading down to the basement, two double bedrooms, WC, communal reception room and Kitchen.

The first floor is ideally split in to two parts with a double bedroom, bathroom, separate WC and shower room on one landing and two further double bedrooms on the second landing - which offers access to the stairs leading to the third floor where there are a further two double bedrooms.

The property is an established HMO for over 18 years, with the rental income at full occupancy, an impressive £28,000 p.a. There is also significant scope to renovate and reposition the property as a high-end HMO, with projected rental income exceeding £55,000 per annum. Please contact the office to discuss this exciting opportunity in more detail.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
92 plus	A			92 plus	A		
81-91	B			81-91	B		
69-80	C			69-80	C		
55-68	D			55-68	D		
49-54	E			49-54	E		
39-48	F			39-48	F		
1-38	G			1-38	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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