

## 2a Brighton Avenue, Thornton-Cleveleys, FY5 2AA

We welcome to the market a fantastic investment opportunity. This fully occupied licensed 8 room HMO has been recently renovated to a very high standard and is situated in the sought after location of Cleveleys bringing in a yearly income of £55,800. Briefly comprising eight rooms four of which are en suite, three communal shower rooms. Communal utility / laundry room and a communal kitchen. Externally we have five parking spaces, rear garden, bike store and solar panels.

**Price £450,000**

# 2a Brighton Avenue

, Thornton-Cleveleys, FY5 2AA



- Licensed 8 Room HMO
- Yearly income £55,800
- Great investment opportunity
- Stunning condition throughout
- Four en suite rooms
- EPC rating B
- Located in the heart of Cleveleys town centre
- Communal utility / laundry room, three shower rooms & communal kitchen
- Five parking spaces

External

Room six / en suite

Hall

Room seven / en suite

Utility room / laundry

Communal shower room

Communal kitchen

Room eight / en suite

Room one

Communal shower room

Room two

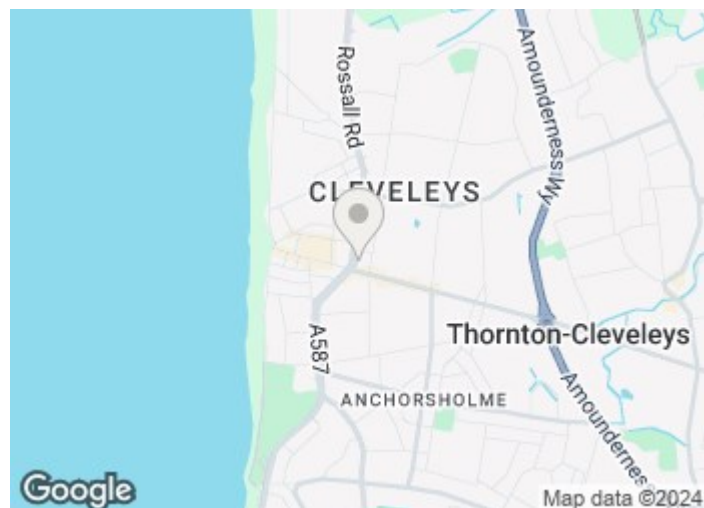
Communal shower room

Room three

Room four

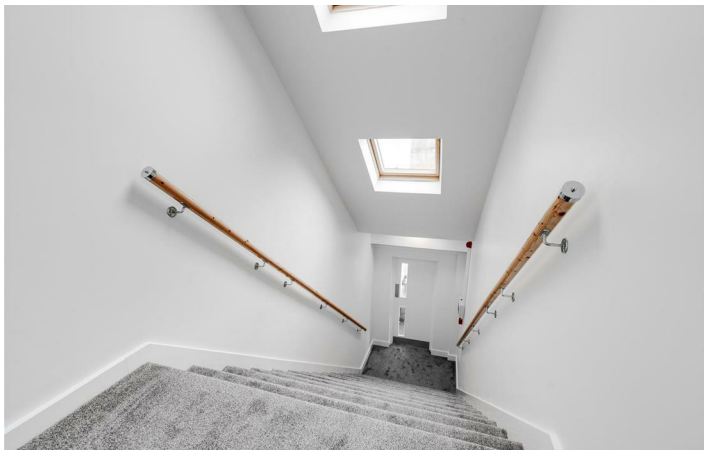
Room five / en suite

Stairs



Directions



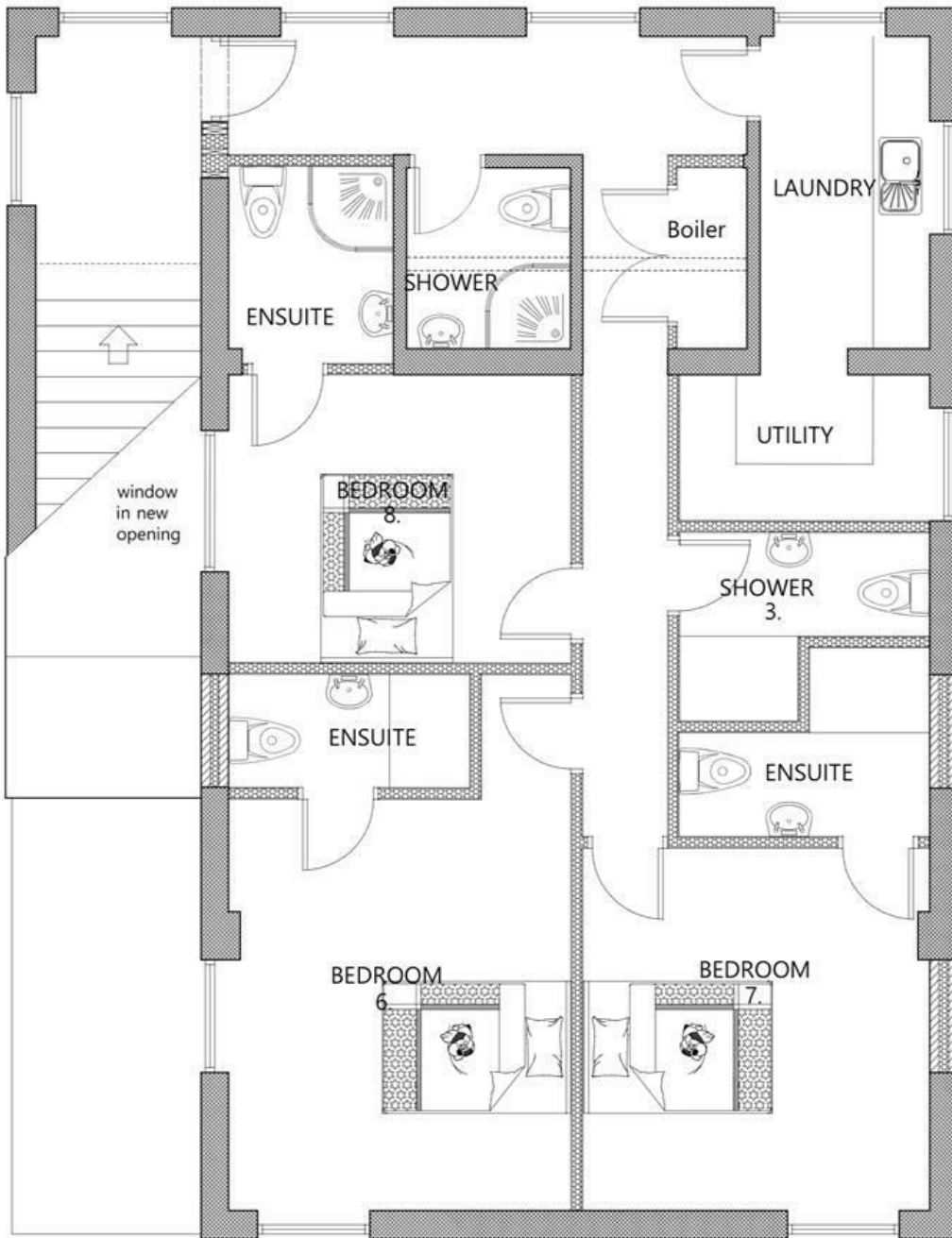


# Floor Plan

09:22 Sat 21 Sept

33%

## A3 First Floor bed positions PDF - 249 KB



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> 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		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84	88	England & Wales	EU Directive 2002/91/EC	