

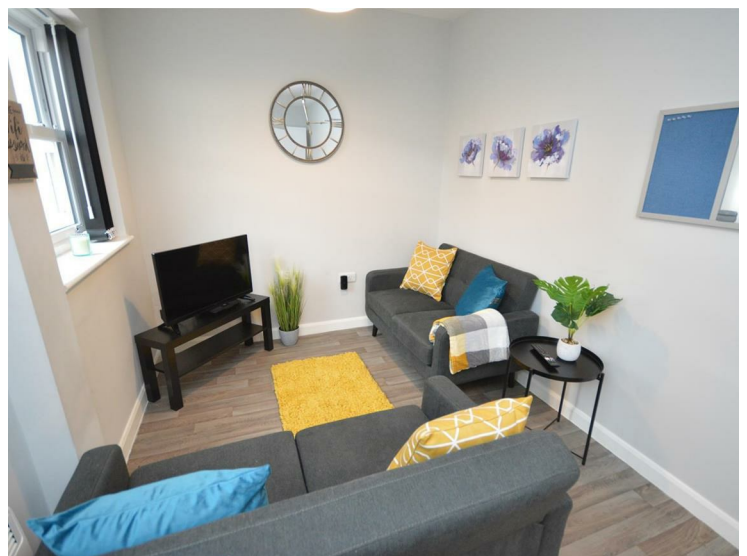
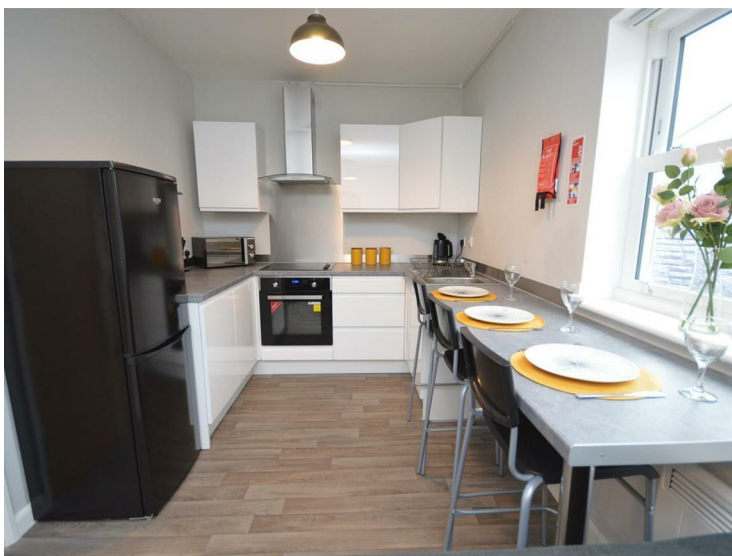
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**Vista Abode**  
sales & lettings



**42-44 Liverpool Road, CH64 3RA**  
**£499,995**

Vista Abode are delighted to showcase for sale this exciting investment opportunity with a high performing portfolio. This HMO offers 10 single furnished bedrooms, a studio room, 2 modern kitchen/dining/living rooms, a laundry room and 4 shower rooms. The living/dining/ kitchen areas are also fully furnished. There is off road parking for 3 cars and bike storage. The property is approximately 2028 Square foot and is ideally located in the Village of Neston, with its bars, restaurants and local amenities all within walking distance. The property is currently 90% occupied at a fee of £100 per room per week, this includes all bills except council tax. As the lettings agent of choice, we have managed the property for the past 3 years and find it to be especially popular with Leahurst students and workers from the local Aldi distribution center.

**Bedroom 1 8'11" x 8'11" (2.74 x 2.74)**

**Bedroom 2 8'11" 8'11" (2.74 2.74)**

**Bedroom 3 8'11" x 8'11" (2.74 x 2.74)**

**Bedroom 4 8'11" x 8'11" (2.74 x 2.74)**

**Bedroom 5 11'4" x 8'2" (3.46 x 2.51)**

**Bedroom 6 11'4" x 8'2" (3.46 x 2.51 )**

**Bedroom 7 8'11" x 8'11" (2.74 x 2.74)**

**Bedroom 8 8'11" x 8'11" (2.74 x 2.74)**

**Bedroom 9 8'11" x 8'11" (2.74 x 2.74)**

**Bedroom 10 8'11" x 8'11" (2.74 x 2.74)**

**Kitchen/Diner 1 18'11" x 8'0" (5.78 x 2.46 )**

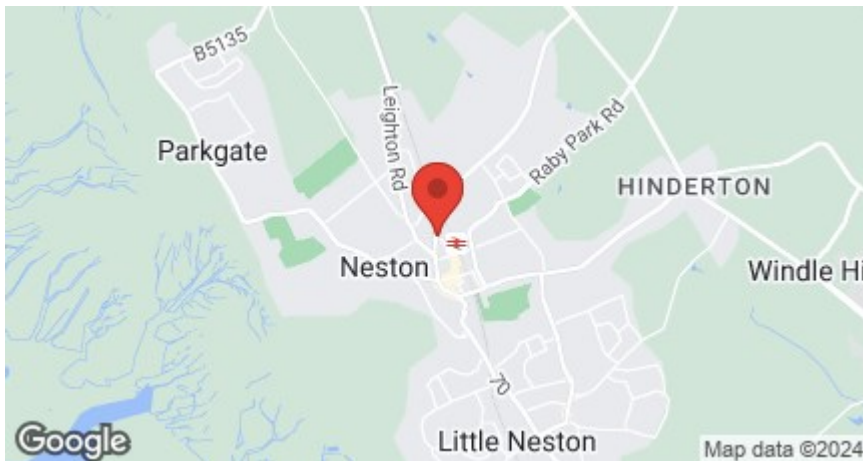
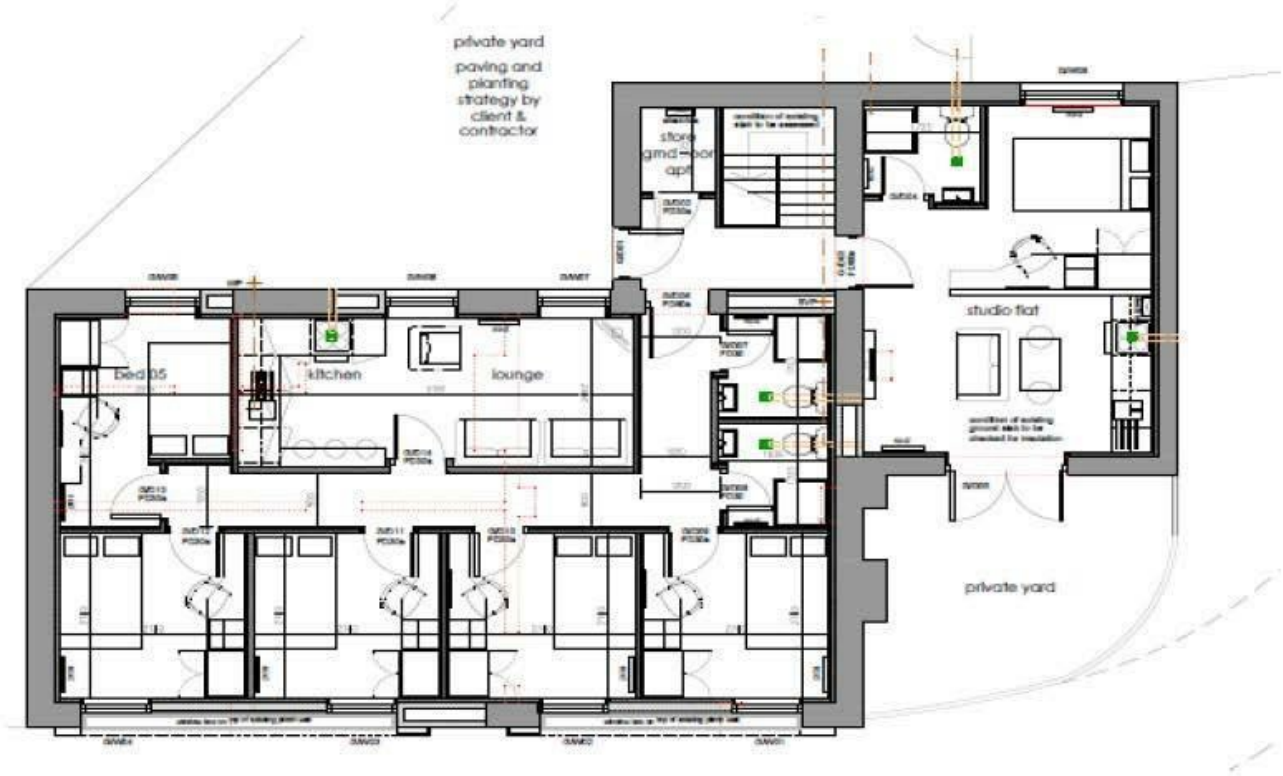
**Kitchen/Diner 2 18'11" x 8'0" (5.78 x 2.46)**







# 42/44 Liverpool Road, Neston



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	52	63

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		