

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

17 Fircotes, Liverpool

Merseyside

L31 6DT

PROPERTY DETAILS

17 Fircotes Liverpool, L31 6DT

OFFERS OVER
£190,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom Semi-Detached situated in the sought after area of Maghull

Type Of Home Semi - Detached

Tenure Freehold

Rent £600/PCM

Returns £7,200

Yeild 3.78%

Bedrooms 3

Bathrooms 1

Reception 2

Area Sqft 888

PROPERTY IMAGES



PROPERTY IMAGES

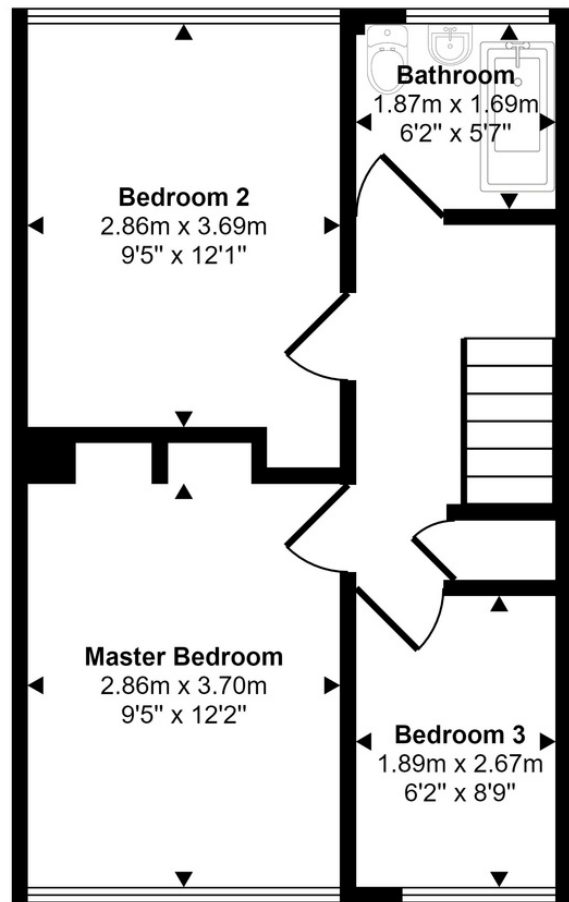
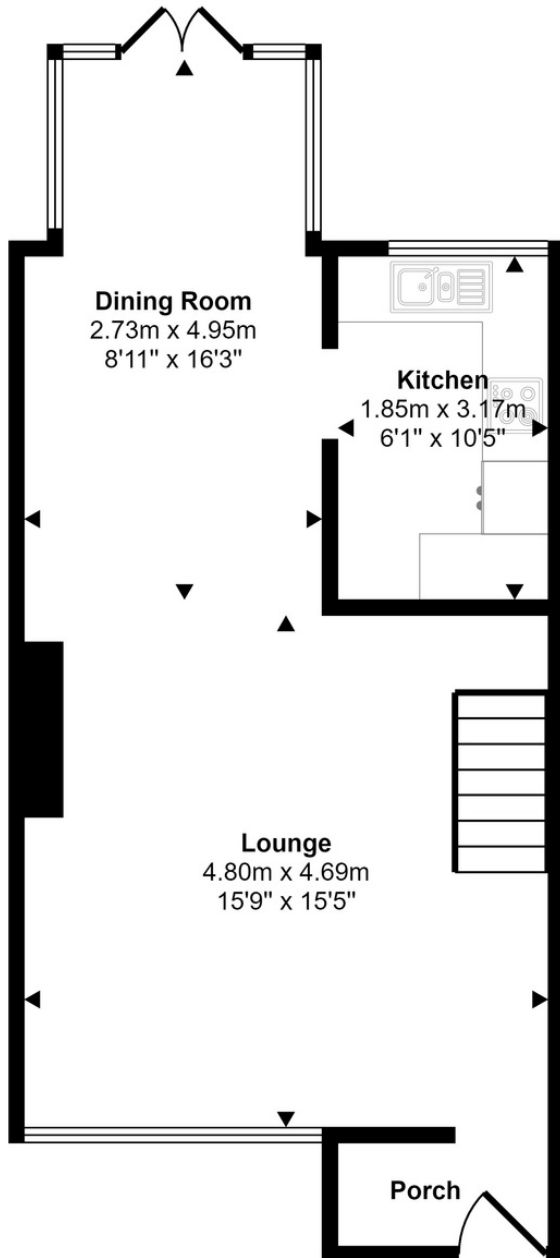


PROPERTY IMAGES



FLOOR PLAN

Approx Gross Internal Area
82 sq m / 888 sq ft



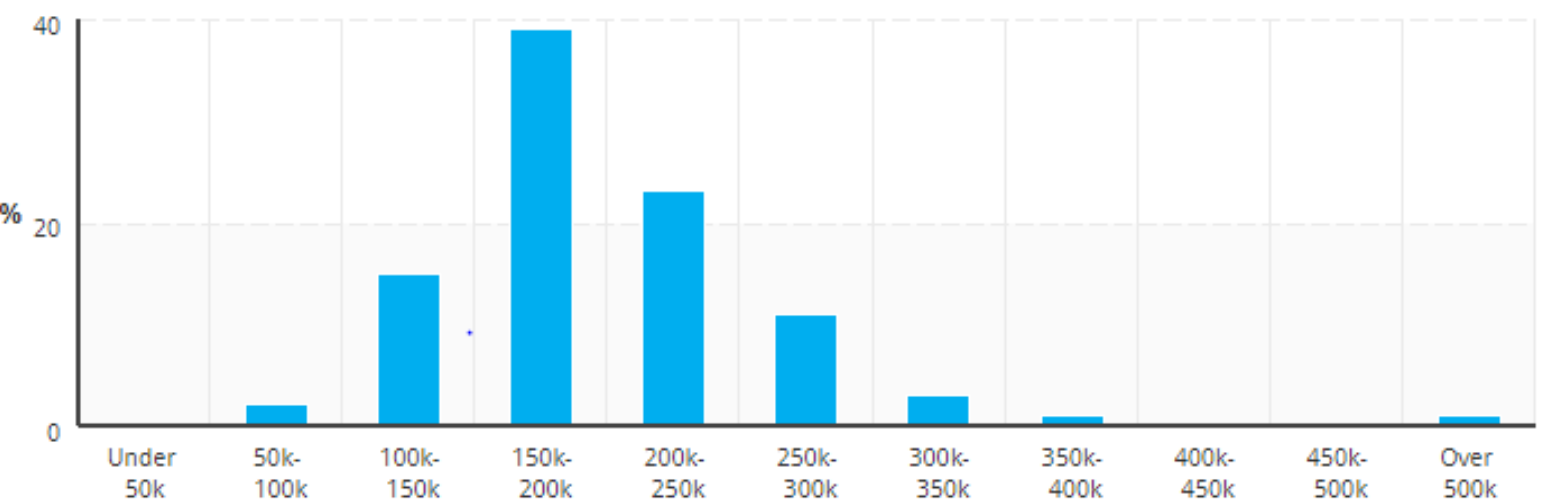
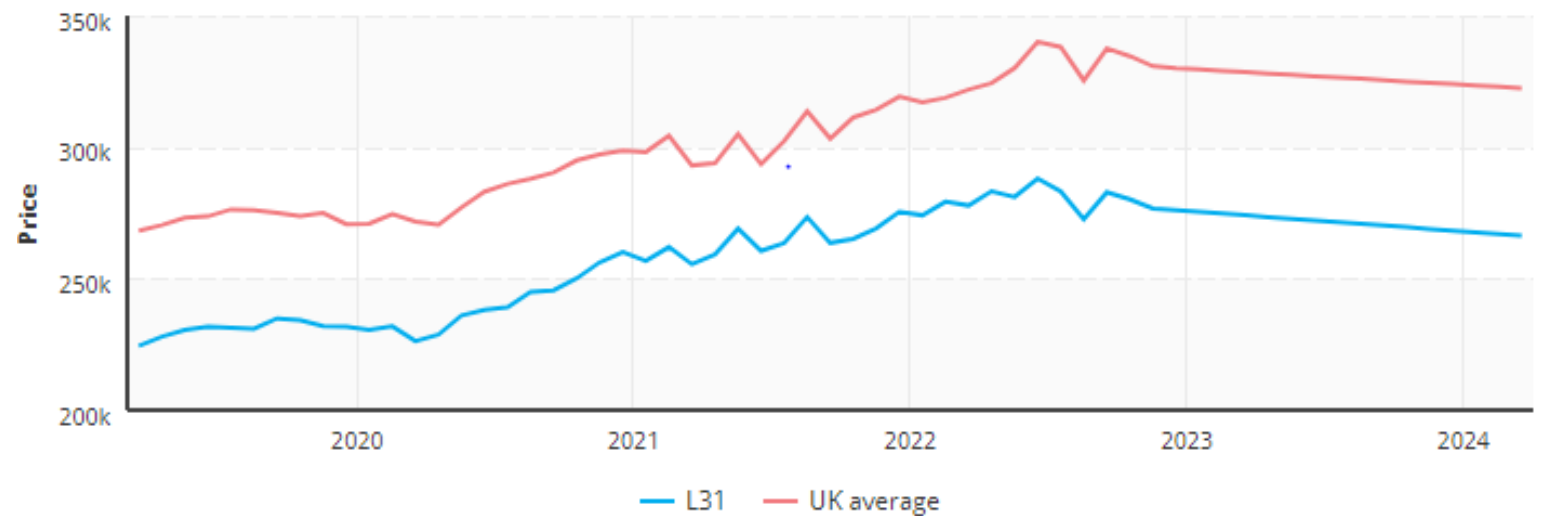
First Floor
Approx 39 sq m / 417 sq ft

Ground Floor
Approx 44 sq m / 471 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

PROJECTED FUTURE VALUE

Projected future value of 17 Fircotes L31 6DT



RETURN AT CURRENT RENT £600/PCM

Cash Purchase Investment/ Current Return = **3.89% Yeild**

Investment

House Purchase Price	£185,000
LBTT	£5,550
Legal Fees	£1000
Total Investment	£191.550

Income

Annual Income	£7,200
Less Mortgage	£0
Factor Fees	£0
Net Annual Income	£7,200

RETURN AT POTENTIAL RENT £1060/PCM

Cash Purchase Investment/ Current Return = **6.9% Yeild**

Investment

House Purchase Price	£185,000
LBTT	£5,550
Legal Fees	£1000
Total Investment	£191,550

Income

Annual Income	£12,720
Less Mortgage	£0
Factor Fees	£0
Net Annual Income	£12,720

BTL Mortgage Investment/ Current Return = **9.63% Yeild**

Investment

25% Of Purchase Price	£46,250
LBTT	£5,550
Legal Fees	£1000
Total Investment	£52,800

Income

Potential Annual Income	£12,720
Less Mortgage Int	£7,632
Factor Fees	£0
Net Annual Income	£5,088

*Assumed 25% deposit & BTL interest rate of 5%

TENANT POTENTIAL RETURN OVER 5 YEARS

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return

Cash Investment	£185,000
5 Year Income	£63,600
Potential Increase In Value	£37,000
Total Potential Return	£100,600

BTL Mortgage Investment/Potential Total Return **117%**

Cash Investment	£46,250
5 Year Net Income	£63,600
Potential Increase In Value	£37,000
Total Potential Return	£100,600

TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In
Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

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LOCAL SALES ACTIVITY

12, Fircotes, Liverpool, Merseyside L31 6DT

3 bed, terraced

£175,000	2 Dec 2022	Freehold	
£118,500	26 Sep 2013	Freehold	
£139,000	4 Apr 2007	Freehold	+ 2 extra records



4, Fircotes, Liverpool, Merseyside L31 6DT

3 bed, terraced

£125,000	24 Oct 2022	Freehold	
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No other historical records



21, Fircotes, Liverpool, Merseyside L31 6DT

3 bed, semi-detached

£140,000	1 Apr 2021	Freehold	
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No other historical records



3, Fircotes, Liverpool, Merseyside L31 6DT

Terraced

£120,000	15 Nov 2019	Freehold	
£60,000	6 Nov 2002	Freehold	

No other historical records



1, Fircotes, Liverpool, Merseyside L31 6DT

Terraced

£125,000	27 Apr 2018	Freehold	
£112,000	28 Jul 2004	Freehold	
£44,950	20 Oct 1995	Freehold	



LOCAL LETTINGS ACTIVITY



£1,650 pcm
£381 pw

Virginia Avenue, Lydiate, Liverpool



House 🛏 5 🚿 2

WOW FACTOR! Abode are excited to bring to the rental market this gorgeous five bedroom semi detached family home in Lydiate. The property has been decorated and finished to a high standard and is



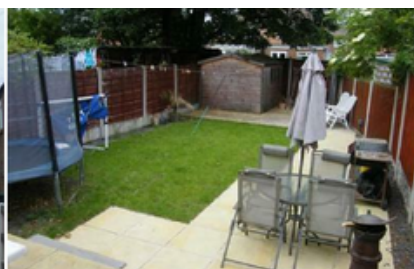
£1,250 pcm
£288 pw

Meadow Lane, Maghull, Liverpool, L31



Detached 🛏 3 🚿 1

Greenco Properties are delighted to present this beautiful 3-bedroom detached house in the heart of L31.



£1,300 pcm

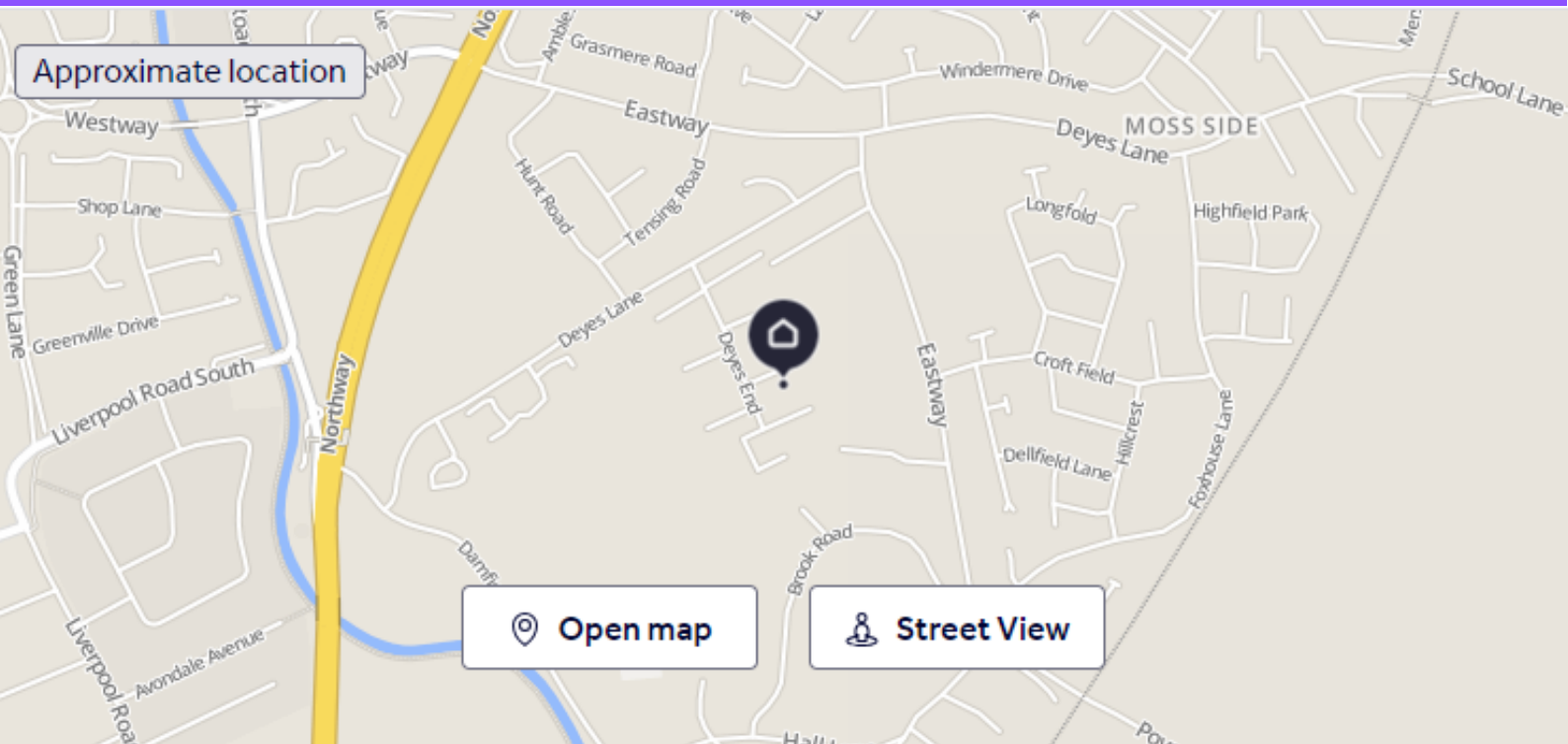
Clent Avenue, Maghull, L31 0AY



House 🛏 3 🚿 1





** Zero Deposit Guarantee Available ** Available now! This is a newly refurbished house in a desirable area of Maghull. The property benefits from a large living room, modern kitchen and large

LOCAL SCHOOLS



Stations **Schools**

NEAREST SCHOOLS

-  **Maricourt Catholic High School** 0.4 miles
State School | Ofsted: Good
-  **Deyes High School** 0.3 miles
State School | Ofsted: Good
-  **St Andrews Church of England Primary School, Mag...** 0.3 miles
State School | Ofsted: Good
-  **Northway Primary School** 0.6 miles
State School | Ofsted: Good

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Contact Information



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