

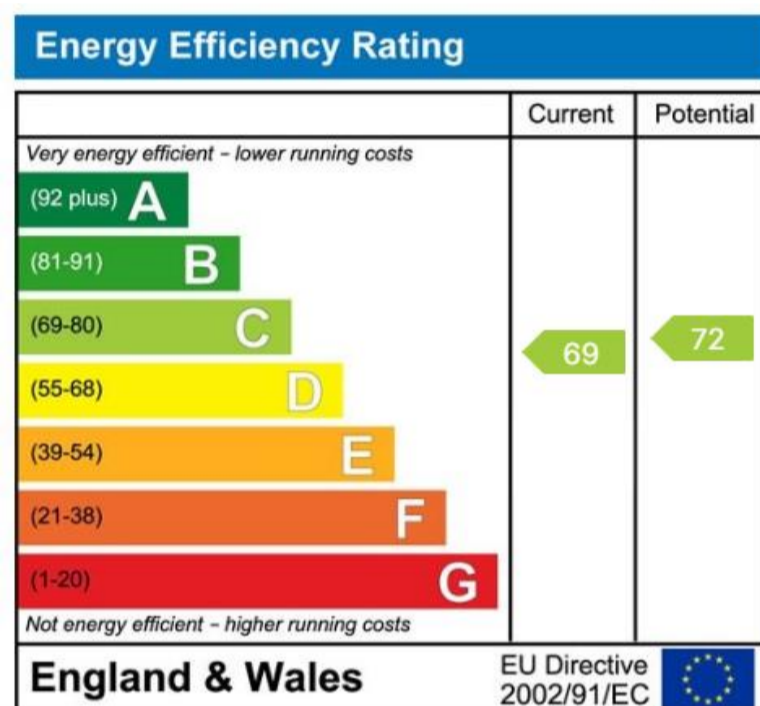
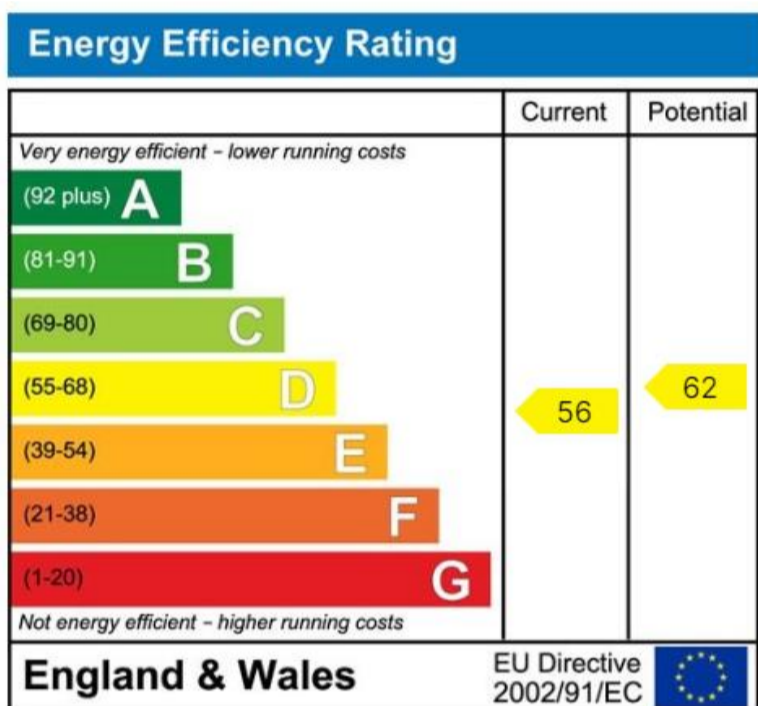
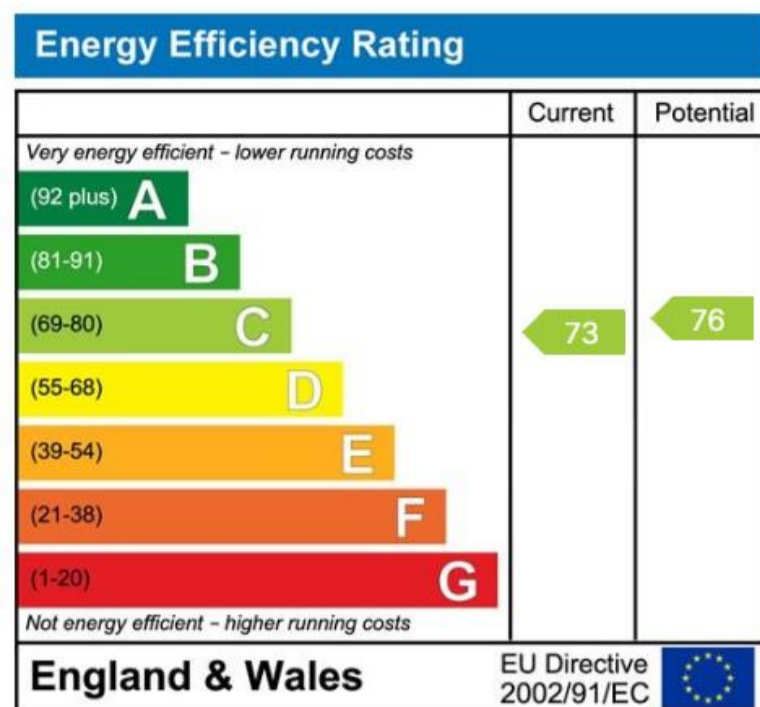
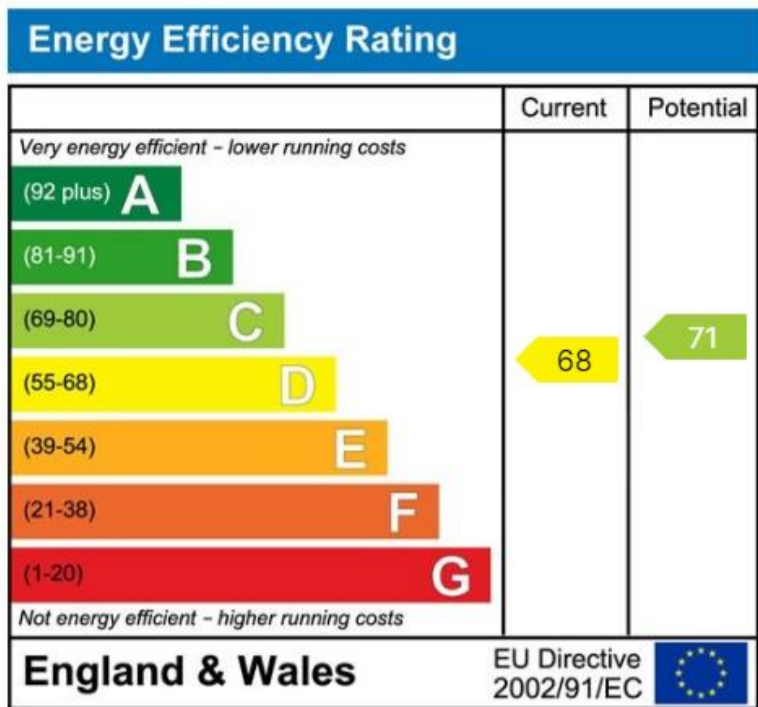


-  INVESTMENT OPPORTUNITY
-  Semi-Detached House in Four Tenanted Flats
-  Generating income of £18,840 per annum
-  Extensive Double Glazing
-  Patio to Rear
-  Three Flats with Gas Central Heating

Price: £180,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





INVESTMENT OPPORTUNITY - A semi-detached house which has been converted into four self contained flats which currently generate an annual combined income of £18,840. All four flats are currently tenanted and the property will be sold with these existing tenants in occupation.

The flats comprise: FLAT 1 (ground floor) - Hall, Living Room, Kitchen, Bedroom and Shower Room; FLAT 2 (first floor) - Hall, Living Room/Bedroom, Kitchen and Shower Room; FLAT 3 (first floor) - Living Room, Kitchen,, Bedroom and Shower Room; FLAT 4 (ground floor) - Living Room, Hall, Kitchen, Bedroom and Shower Room. Flat 4 is located to the rear of the building and has a patio area adjacent. To the front of the property is off road parking and prospective purchasers must please note the rear of the property is attached to a separately-owned building (14 Yellowhouse Lane) and there is a gate in the patio to this property leading to Yellowhouse Lane. Flats 1, 2 and 3 are installed with gas central heating and Flat 4 has a gas fire and gas water heater.

The property occupies a particularly convenient location adjacent to the many amenities of Southport Town Centre.



GROUND FLOOR: Communal Hall

with access to Flat 1 at the ground floor and stairs to the first floor leading to Flats 2 and 3. Flat 4 is approached from the rear of the property with its own private entrance.

FLAT 1:

Hall

Living Room - 4.01m x 3.71m (13'2" x 12'2") plus splay bay window to the front.

Kitchen - 3.15m x 1.6m (10'4" x 5'3")

Bedroom - 3.84m x 2.36m (12'7" x 7'9")

Shower Room - 2.18m x 1.52m (7'2" x 5'0")

FIRST FLOOR: Communal Landing

FLAT 2:

Hall

Living Room/Bedroom - 4.04m x 3.15m (13'3" x 10'4")

Kitchen - 2.84m x 2.16m (9'4" x 7'1")

Shower Room - 1.6m x 1.52m (5'3" x 5'0")

FLAT 3:

Hall

Living Room - 4.01m x 3.71m (13'2" x 12'2") plus splay bay window to the front.

Kitchen - 3m x 2.01m (9'10" x 6'7")

Bedroom - 3.51m x 2.59m (11'6" x 8'6")

Shower Room - 2.39m x 1.19m (7'10" x 3'11")

GROUND FLOOR (separate entrance to rear):

FLAT 4:

Living Room - 3.86m x 3.12m (12'8" x 10'3")

Kitchen - 3.1m x 1.83m (10'2" x 6'0")

Hall

Bedroom - 3.89m x 2.67m (12'9" x 8'9")

Shower Room - 1.98m x 1.85m (6'6" x 6'1")

OUTSIDE: There is off road parking to the front and a patio to the rear.

Tenure: Freehold

Council Tax: Enquiries made of the Council Tax Valuation List indicate the four flats have each been separately banded as Band A.

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

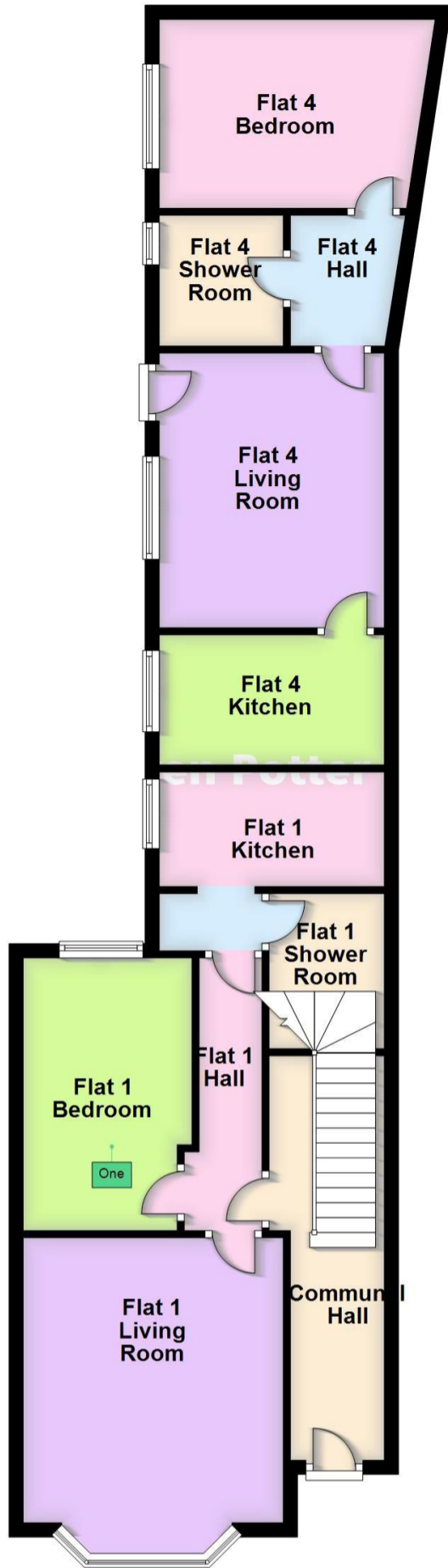
NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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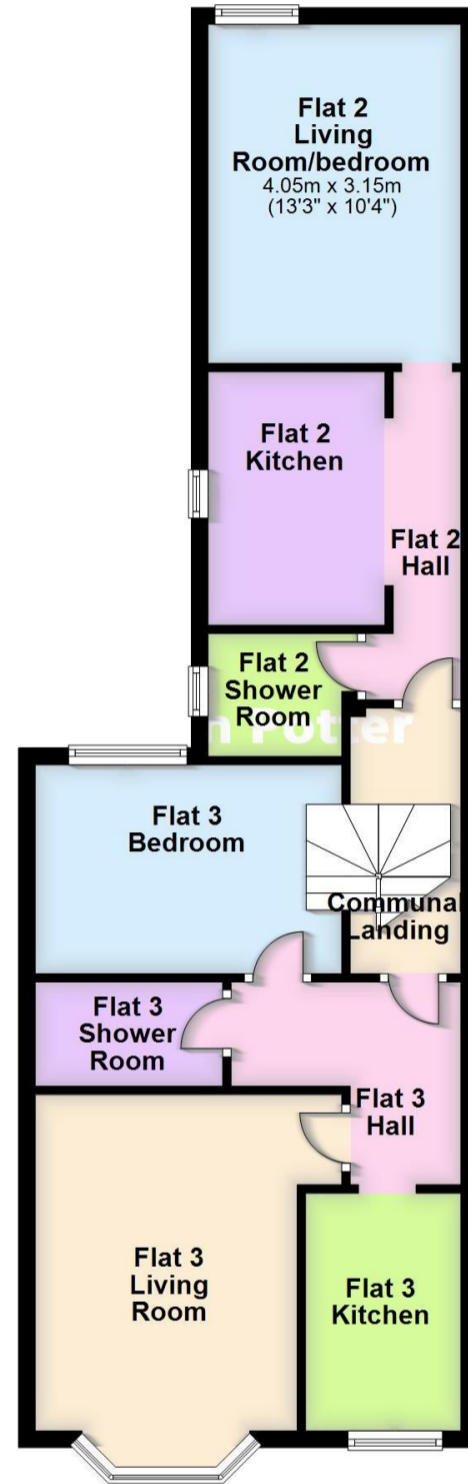
Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.7 sq. feet)



Total area: approx. 147.8 sq. metres (1591.4 sq. feet)

Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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