



## 90 Seabank Road, Egremont, CH45 7PG Offers In The Region Of £360,000



**INVESTMENT OPPORTUNITY!** Nestled on the desirable Seabank Road in Egremont, this remarkable investment property presents a unique opportunity for discerning buyers. Comprising three self-contained flats, this residence is ideal for those seeking to enter the rental market or expand their property portfolio.

The property boasts an impressive layout providing ample space for relaxation and social gatherings. With six well-appointed bedrooms, there is plenty of room to accommodate tenants or guests.

The thoughtful design and configuration of the flats suggest a practical use of space, catering to modern living needs. Additionally, there is parking available for one vehicle, a valuable feature in this bustling area.

Seabank Road is known for its vibrant community and accessibility to local amenities, making it an attractive location for potential tenants. This investment opportunity not only promises a steady rental income but also the chance to be part of a thriving neighbourhood.

- Three Self Contained Apartments
- Fully Contracted Tenants
- Set In A Dominant Corner Plot
- Close To The Promenade
- Off Road Parking
- Double Glazing
- Gas Central Heating
- Sought After Location
- Investment Opportunity
- EPC Rating E, E, D

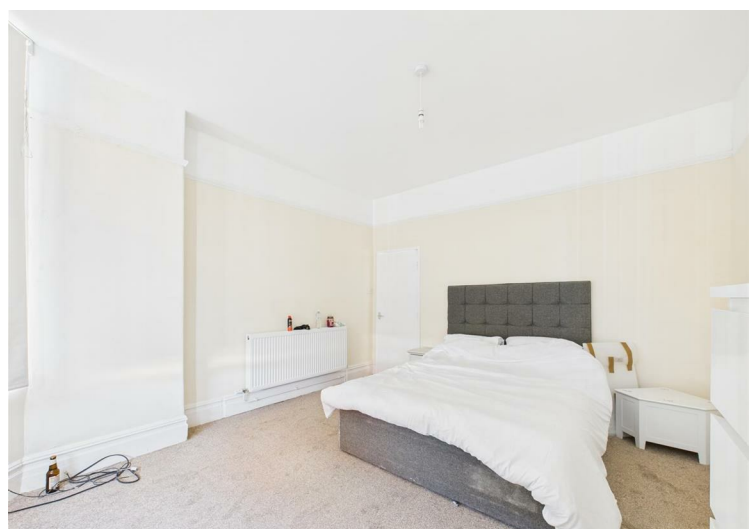
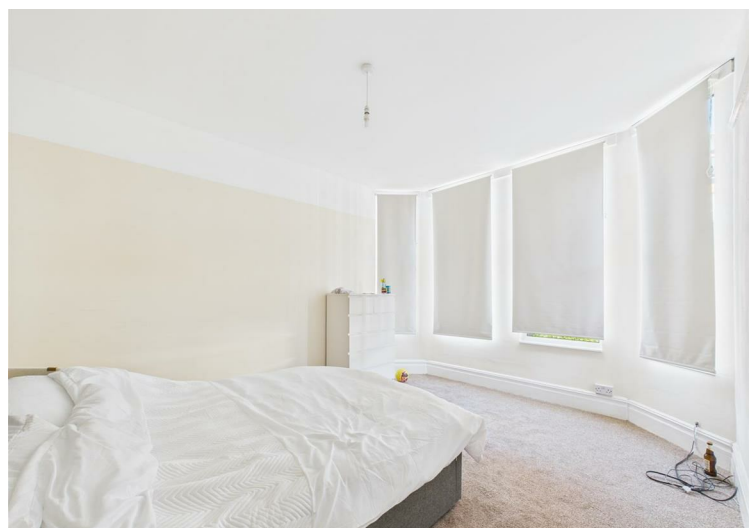
### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0151 638 6313





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



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.

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