



## **24, Hartland, Skelmersdale, WN8 6QE**

A superb investment property with sitting tenant generating up to 9.2% yield.

### **Auction Guide Price £55,000**

- For Sale by Auction – T & C's apply
- Reservation Fee applicable
- Four bed semi-detached house
- Fantastic yield (up to 9.2%)
- Subject to an undisclosed Reserve Price
- The Modern Method of Auction
- Sitting tenants
- 1154 SQ.FT.

## 24, Hartland, Skelmersdale, WN8 6QE

A superb investment property with sitting tenant generating up to 9.2% yield.



Starting Bid Price £64,000 plus Reservation Fee. Perfect investment opportunity for clients seeking an easy and profitable investment property. Currently occupied with tenants this freehold 4 bed semi-detached house with conservatory is currently being let for £495 PCM generating an annual gross income of £5,940 (approximately 9.2% yield). Other benefits include a private rear garden, off road parking space, gas central heating with a recently replaced boiler and full double glazing. This property is for sale by Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by North West Property Auction powered by iam-sold LTD" or "iam-sold Ltd". TO VIEW OR MAKE A BID - Contact Holly Killick or visit [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk)







# Energy Performance Certificate



24, Hartland, SKELMERSDALE, WN8 6QE

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 19 December 2013  
**Date of certificate:** 20 December 2013

**Reference number:** 9366-2861-6020-9697-3361  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 99 m<sup>2</sup>

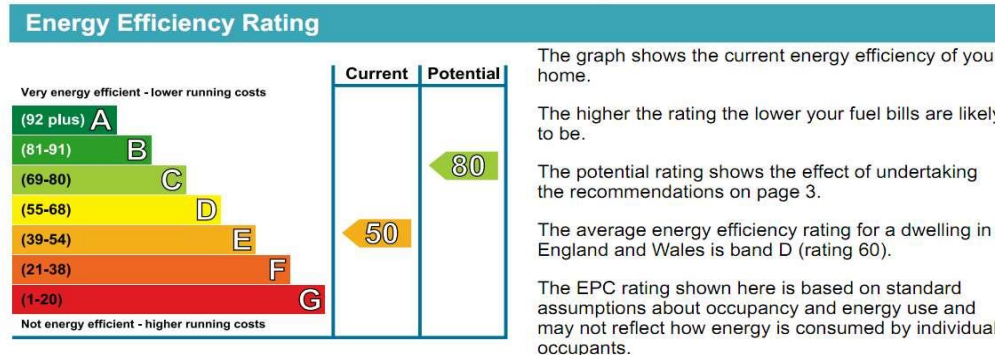
## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,714</b>
<b>Over 3 years you could save</b>	<b>£ 1,572</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 165 over 3 years	
Heating	£ 2,823 over 3 years	£ 1,731 over 3 years	
Hot Water	£ 603 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 3,714</b>	<b>£ 2,142</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 177	✓
2 Low energy lighting for all fixed outlets	£40	£ 96	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 150	✓

See page 3 for a full list of recommendations for this property.

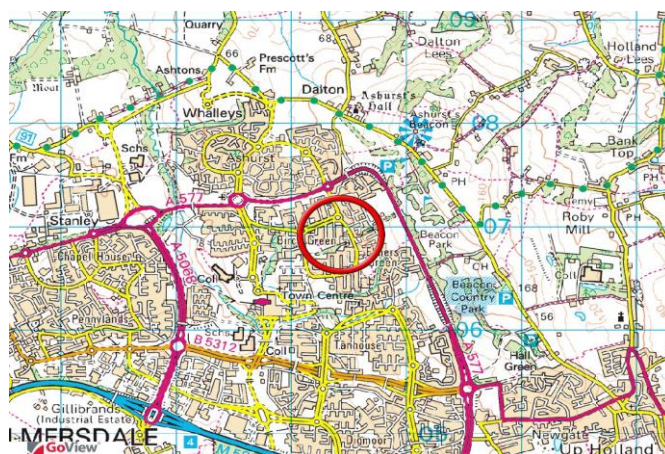
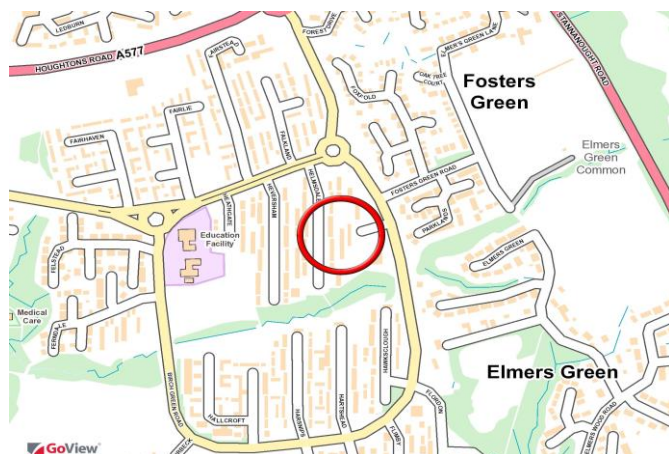
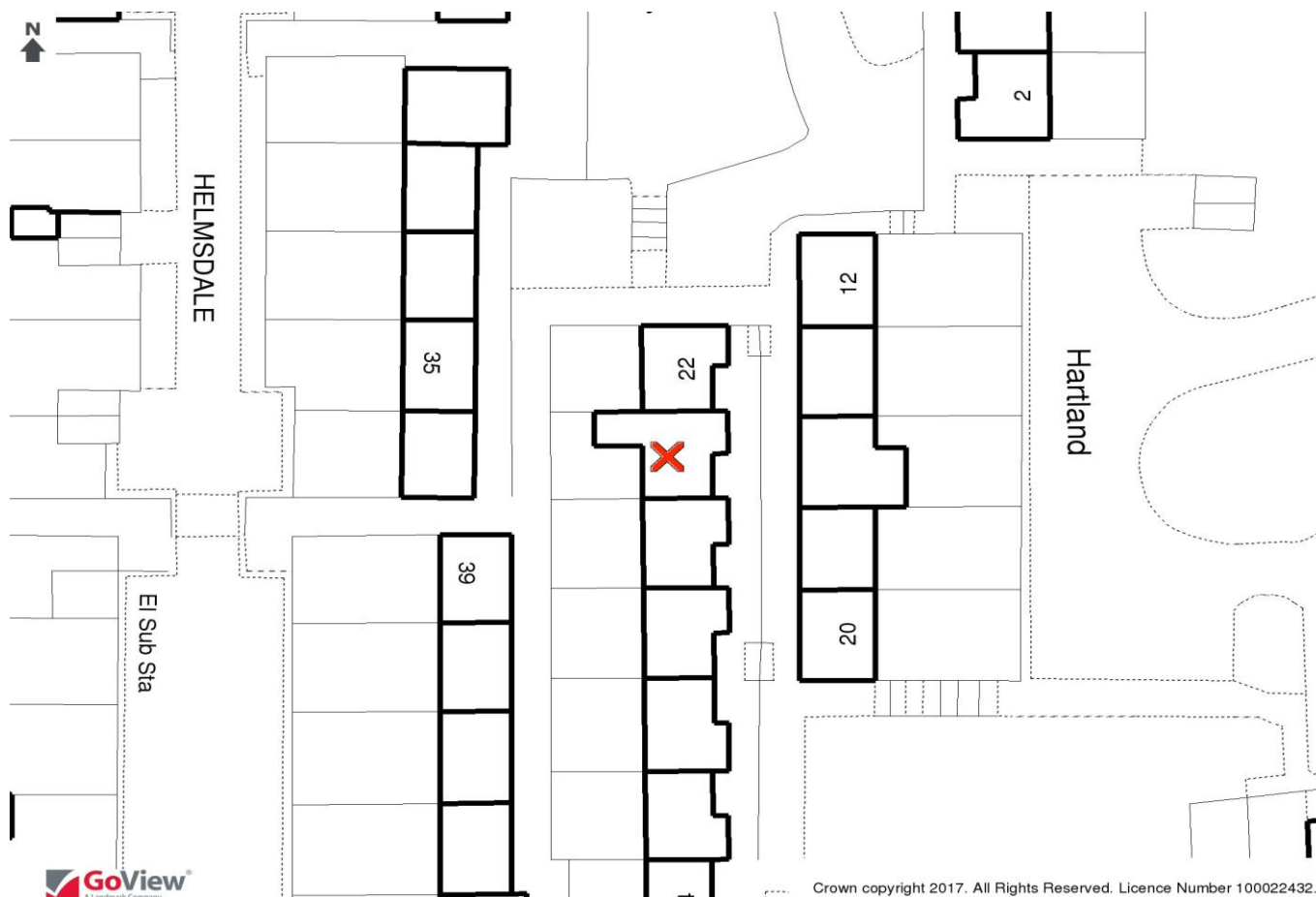
To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given by us that they are in working order. All measurements and land sizes are quoted approximately. Tenure- Regan & Hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. Council Tax - You are advised to contact the local authority for details. Wigan: 01942 244991 West Lancs: 01695 585258 Chorley: 01257 515151. If there is any point of particular interest to you please contact us and we will









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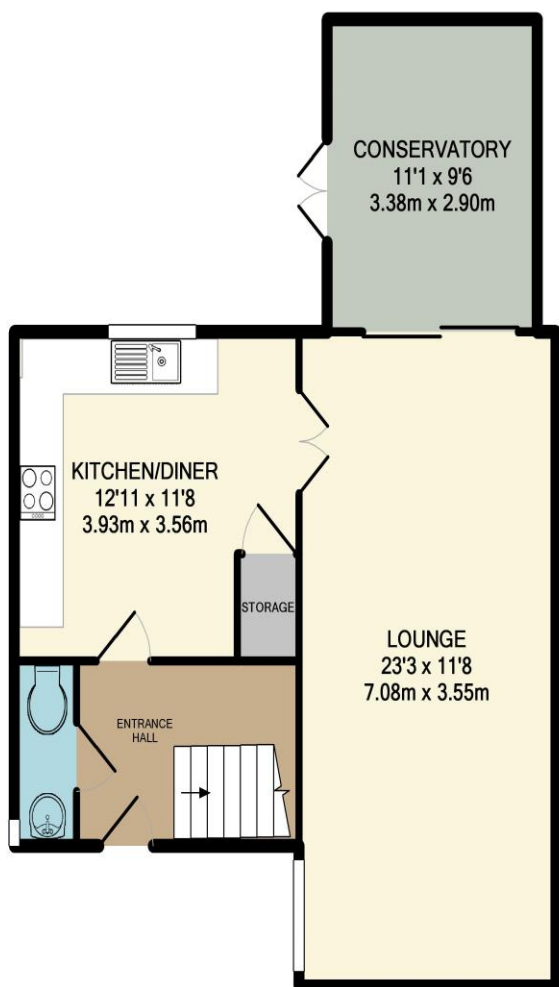


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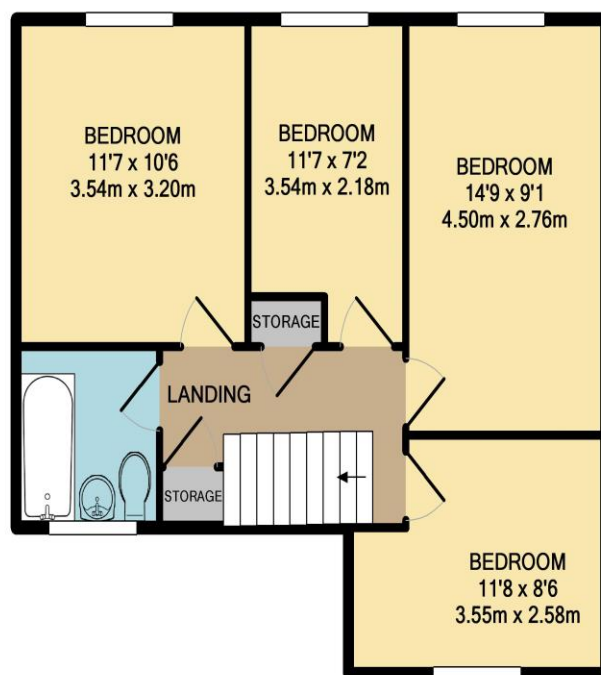
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GROUND FLOOR  
APPROX. FLOOR  
AREA 611 SQ.FT.  
(56.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 542 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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If you would like to arrange a viewing of this property please contact one of our four local showrooms. Additional information on this property is available at [www.reganandhallworth.com](http://www.reganandhallworth.com)

#### WIGAN OFFICE

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