



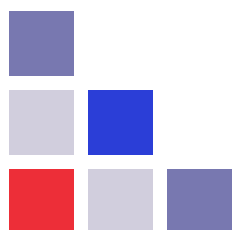
Bairstow Street

Preston PR1 3TN

**INVESTMENT
OPPORTUNITY**

Hazelwells are delighted to offer for sale this investment property arranged as 5 flats offering spacious rooms and traditional features with a gross income of £47,000 per annum, a gross yield of 11.06%. The accommodation comprises; communal entrance hallway, two flats to the ground floor, two flats to the first floor, a studio flat to the second floor and basement. The property offers spacious open plan kitchen living rooms with double glazing, modern fitted kitchens having integrated electric oven, hob, extractor fan, fridge freezer, spacious bedrooms with a luxury tiled en suite shower room. Electric heating and double glazing, pre payment smart meter for utilities. Located close to Avenham & Miller Parks, Winckley Square and a short walk to the Fishergate and train station. Early viewing is a must in order to appreciate the accommodation on offer.

£425,000



Hazelwells
sales & lettings

Communal Entrance

Vestibule leading to hallway.

Flat 1 - 1 Bed £950pcm

Furnished. Open plan living room and kitchen with integrated appliances. Spacious bedroom and luxury tiled shower room.

Flat 2 - Studio 1 Bed £750pcm

Open plan living room and bedroom with sliding door, separate kitchen with integrated appliances. Luxury tiled shower room.

First Floor

Flat 3 - 1 Bed £925pcm

Open plan living room and kitchen with integrated appliances. Spacious bedroom and luxury tiled shower room.

Flat 4 - 1 bed £695pcm

Open plan living room and kitchen with integrated appliances. Bedroom and luxury tiled shower room.

Second floor

Flat 5 - Studio Flat £600pcm

Open plan bedroom, living room and kitchen with integrated appliances and a luxury tiled shower room.

Basement

Storage and access to Washer Dryers for flats 1 & 2.

Exterior

Rear yard proving bin storage.

Each flat have their own smart top up meters.

EPC Bands: C

Council Tax Bands: A

Tenure: We are advised that the property is freehold.



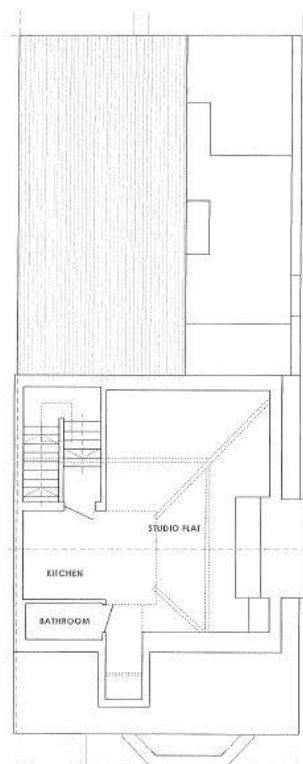




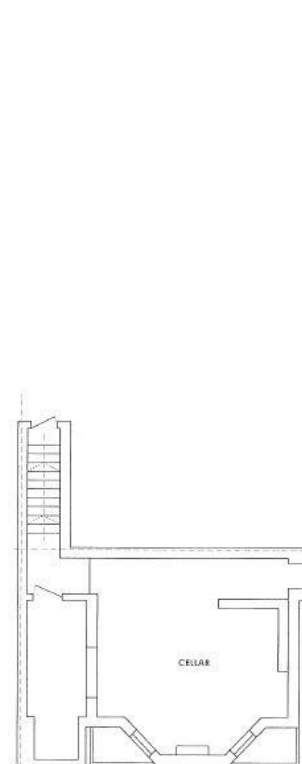
GROUND FLOOR PLAN
Scale 1 : 50



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CELLAR FLOOR PLAN

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY.

If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.