



3 Seaton Street, Winsford, CW7 3NW



Three self-contained homes under one freehold Five bedrooms Four bathrooms Circa £24,000 annual rental income potential.

This is a rare chance to acquire a highly unusual and versatile investment property, offering three well-presented self-contained units created from the conversion and extension of a former semi-detached house in 2009. Currently fully let on assured shorthold tenancies, the property has potential to generate an income in the region of £24,000 per annum, making it an ideal turnkey purchase for landlords seeking immediate return.

Why Buy This Property?

- Three units under one freehold – unusual and flexible layout
- Fully let, income-producing asset – potential rent circa £24,000 p.a.
 - Modern interiors – updated kitchens and bathrooms
- Attractive location – close to amenities, with fields to the side
- Strong investment potential – potential for rent growth and future resale appeal

A superb opportunity for landlords and investors alike – this property provides an instant portfolio in one purchase.

Offers in the Region Of £300,000



Accommodation:

3 Seaton Street

Accommodation over two floors, this is a spacious two bedroom, two bathroom home.

- Entrance Hall
- Living Room
- Kitchen
- Landing
- Bedroom One with En-Suite Shower Room
- Bedroom Two with En-Suite Bathroom

3A Seaton Street

First floor apartment set to the right and to the rear of the property and take advantage of an elevated outlook with open fields to the side.

- Open-Plan Lounge/Kitchen/Diner (18'8" x 11'6" / 5.7m x 3.5m)
- Bedroom (11'6" x 8'10" / 3.5m x 2.7m)
- Modern Bathroom

3B Seaton Street

Ground floor apartment set to the right and to the rear of the property, enjoying private access to the rear garden.

- Living Room (10'9" x 14'10" / 3.28m x 4.52m)
- Kitchen/Breakfast Room (18'8" x 9'0" / 5.69m x 2.74m)
- Inner Hall
- Bedroom One (11'6" x 11'6" / 3.51m x 3.51m)
- Bedroom Two (8'2" x 11'6" / 2.5m x 3.51m)
- Family Bathroom

Parking to the front for all three properties.

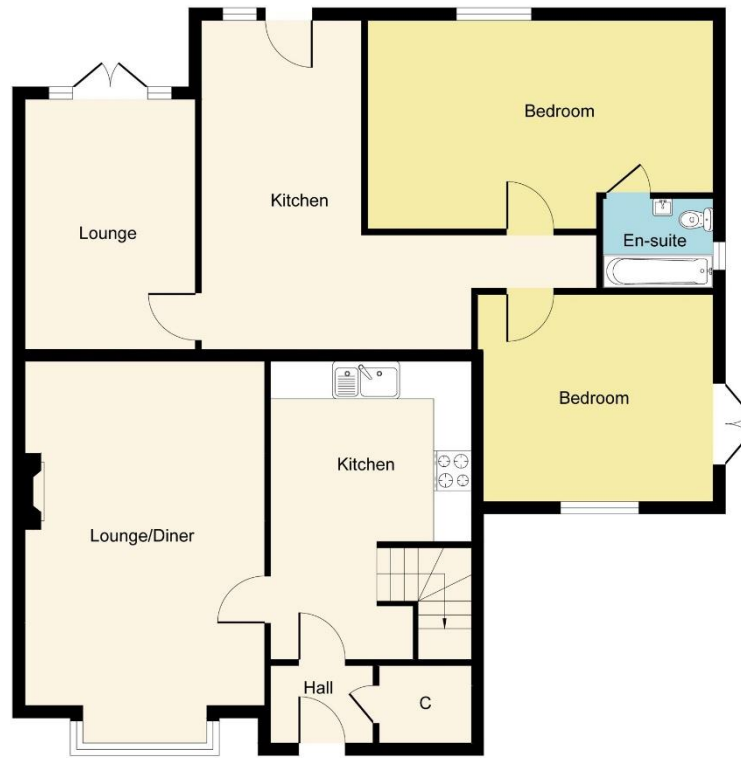




Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	



Ground Floor



First Floor



Important Notice

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the Property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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