

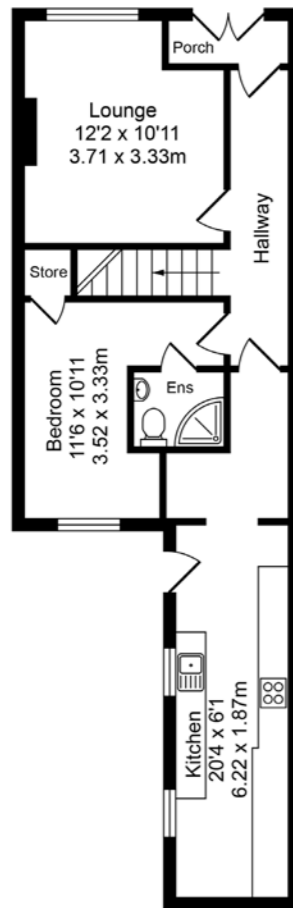


Ormskirk: 01695 570102
 Southport: 01704 778668
 arnoldandphillips.com

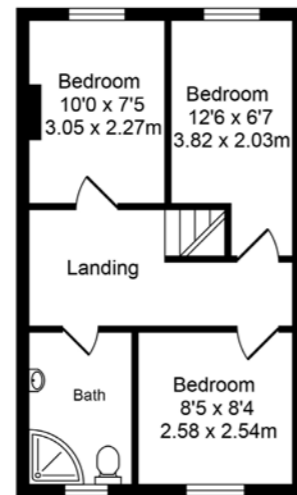
Parbold: 01257 442789
 Chorley: 01257 241173

Total Approx. Floor Area 887 Sq.ft. (82.4 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor
 Approx. Floor Area 521 Sq.Ft (48.4 Sq.M.)



First Floor
 Approx. Floor Area 366 Sq.Ft (34.0 Sq.M.)



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to present an enticing opportunity to acquire a four-bedroom semi-detached student property, ideally located along the vibrant Burscough Street in Ormskirk, West Lancashire.

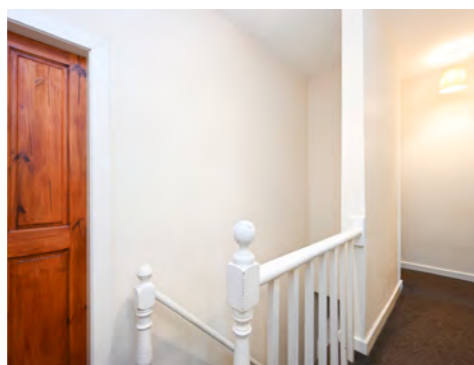
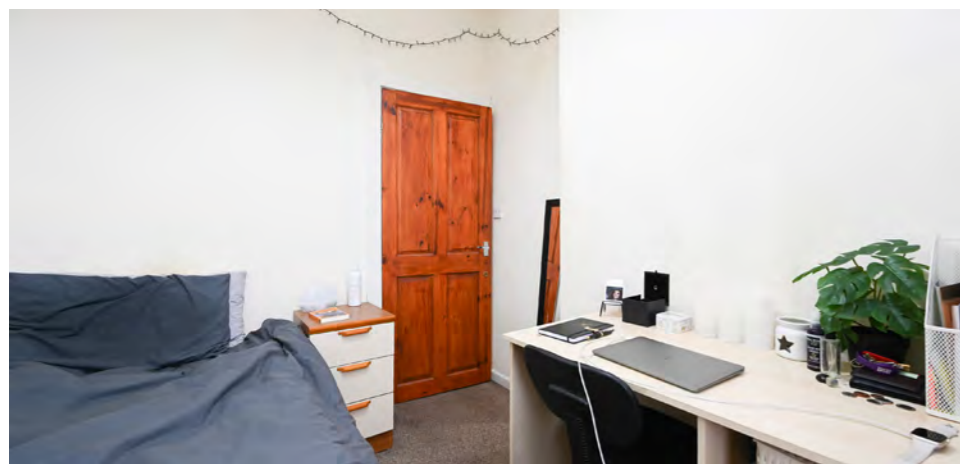
Situated within close proximity to Edge Hill University, Ormskirk Town Centre and the local rail station, this versatile property offers convenience for students commuting to and from campus.

Offered with tenants already secured for the upcoming academic year, this property presents an ideal investment opportunity for those seeking to expand their student property portfolio. Well-maintained throughout, the property features a spacious front living room, a ground floor bedroom with an en-suite bathroom and a rear fitted galley kitchen, equipped with wall, base and tower units and integrated appliances.

The first-floor hosts three additional bedrooms, each with separate locks for added privacy, along with a main communal bathroom featuring a corner shower, WC and wash hand basin. Outside, the rear garden area provides a tranquil retreat, mainly laid to lawn and bordered by mature trees and plants.

Spanning approximately 887 square feet and offering gas central heating and double glazing throughout, this property promises comfort and convenience for its occupants. For further details regarding yields and investment returns, please contact our office. Don't miss the opportunity to explore the potential of this investment gem. Schedule your viewing today.





KEY FEATURES

Semi-Detached Student Property

Ideal Investment Opportunity

Yield at Current Asking Price is
in Excess of 10%

Tenants Secured for Upcoming
Academic Year

Circa 887 Square Feet

Four Bedrooms

Fitted Galley Kitchen

Good-Size Rear Garden



