



Ian Anthony
The Estate Agents

Two Flats Available - Derby Street, Ormskirk, L39 2DE

Offers Over £90,000

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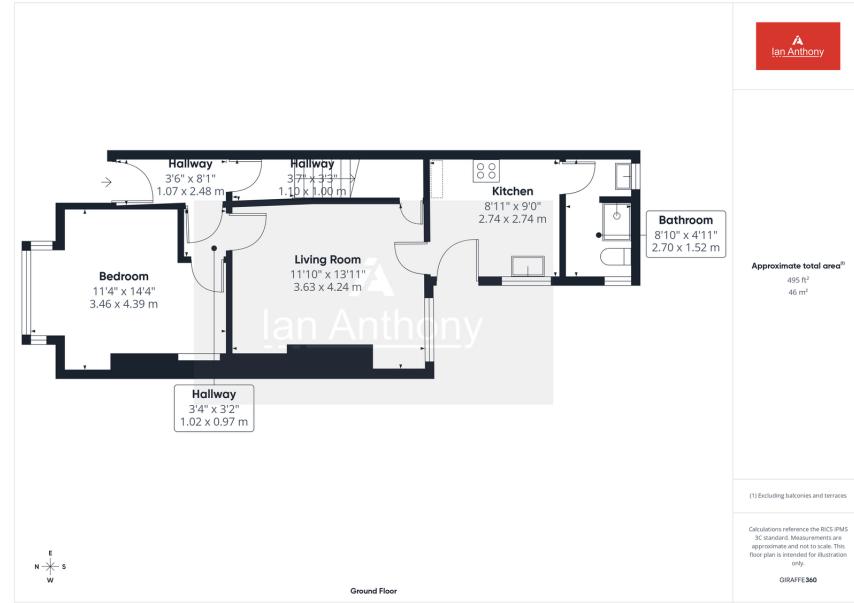
- UNIQUE DUAL-FLAT INVESTMENT OPPORTUNITY
- TWO ONE-BEDROOM FLATS • SEPARATE TITLE DEEDS
- SOLD AS ONE LOT • TENANTS IN SITU (GROUND FLOOR)
- EXCELLENT YIELD POTENTIAL • CASH BUYERS ONLY
- END OF TERRACE POSITION • SOUGHT-AFTER RENTAL LOCATION





Exceptional Investment Opportunity – Two Flats Under Separate Title Deeds Sold as One

Attention investors and cash buyers only – this is a truly unique and highly attractive investment opportunity not to be missed. Offered as a single sale, this end-of-terrace property comprises two self-contained one-bedroom flats, each held under separate title deeds, presenting an excellent opportunity to acquire a high-yielding asset in one transaction.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.