



CHURCH STREET WA8 0QU

£175,000
LEASEHOLD

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

222 Estates bring to the sales market this excellent investment opportunity that is full tenanted already so you are bring in cashflow from day one. With six HMO bedrooms bringing in £21807.96 per annum the property could be purchased and the investor would have an income straight away.

With one bedroom on the ground floor, three on the first floor and two on the second floor. Two bathrooms. A generous communal living kitchen space to the ground floor.

Current owner has indicated running costs of circa £420pcm.

Please give 222 Estates a call to book a viewing. We may need to give tenants some notice for these viewings.





| 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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