



Sunnybank, Kirkham, Preston, PR4 2JE

Starting Bid £85,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC for Flat 1

- For Sale by Online Auction
- No Onward Chain
- Potential 15.5% Gross Yield
- Two One-Bedroom Flats
- Estimated £550 PCM Per Flat/£13,000 PA
- Minimal Works Required
- Modern Kitchens & Bathrooms
- Valid EICRs

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For Sale by Online Auction with a Starting Bid of £85,000. Terms and Conditions Apply. See WebbMove for all the Auction Details.

Investment Opportunity – High Yielding Freehold Property – No Onward Chain

An excellent opportunity for investors to acquire a terraced property that has been thoughtfully divided into two spacious one-bedroom flats, offering an attractive projected gross yield of approximately 15.5% based on the guide price.

Each flat is expected to achieve a rental income of around £550 PCM, providing a combined annual rental income of approximately £13,200. The property is offered with no onward chain and is largely complete, requiring only minimal finishing works such as carpets and cosmetic decoration, allowing investors to add value quickly and bring the units to market with minimal expenditure.

Both flats benefit from modern fitted kitchens and contemporary bathrooms, while valid EICRs are already in place, offering added peace of mind. Externally, there is a good-sized rear yard providing useful outdoor space for tenants.

Ideally positioned within walking distance of Kirkham town centre, residents can enjoy easy access to a wide range of local amenities including shops, supermarkets, cafés and eateries. Commuters are particularly well catered for, with Kirkham & Wesham railway station close by, providing convenient links to the Fylde Coast, Preston, Manchester and beyond.

A ready-made investment with strong income potential, minimal works required and no onward chain – early viewing is highly recommended.

COMMUNAL HALLWAY 3' 4" x 9' 9" (1.02m x 2.97m)

GROUND FLOOR FLAT

BEDROOM 12' 4" x 9' 11" (3.76m x 3.02m)

LOUNGE 12' 5" x 12' 7" (3.78m x 3.84m)

KITCHEN 8' 2" x 5' 5" (2.49m x 1.65m)

BATHROOM 8' 1" x 4' 9" (2.46m x 1.45m)

FIRST FLOOR FLAT

LOUNGE 16' 2" x 9' 11" (4.93m x 3.02m)

BEDROOM 9' 11" x 8' 6" (3.02m x 2.59m)

EN-SUITE BATHROOM 5' 3" x 3' 11" (1.6m x 1.19m)

SEPARATE W.C. 8' 2" x 2' 11" (2.49m x 0.89m)

KITCHEN 8' 1" x 7' 5" (2.46m x 2.26m)

YARD TO THE REAR



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APPROXIMATE AGE OF THE PROPERTY

1930's

TENURE

The property is **Freehold**

COUNCIL TAX

Band **A (Per Flat)**

ANNUAL COUNCIL TAX AMOUNT

We are advised that the local Council Tax Amount for a band "A" Property in Fylde is approximately £1,676.33 per annum.

BROADBAND COVERAGE

We are advised that the property can obtain Full Fibre Broadband (FFB)

MOBILE DATA

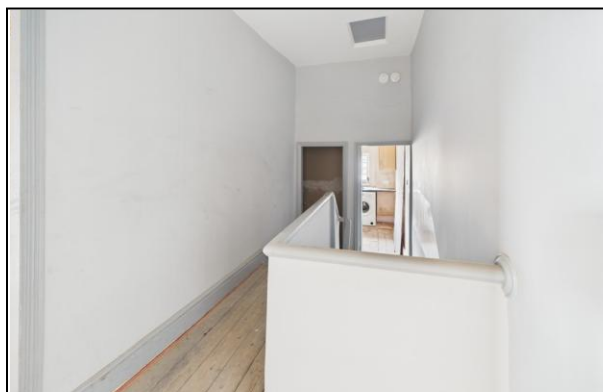
We are advised that you are likely to have mobile coverage

We would suggest that you also make your own enquiries as to Mobile Data coverage <https://www.ofcom.org.uk/mobile-coverage-checker>

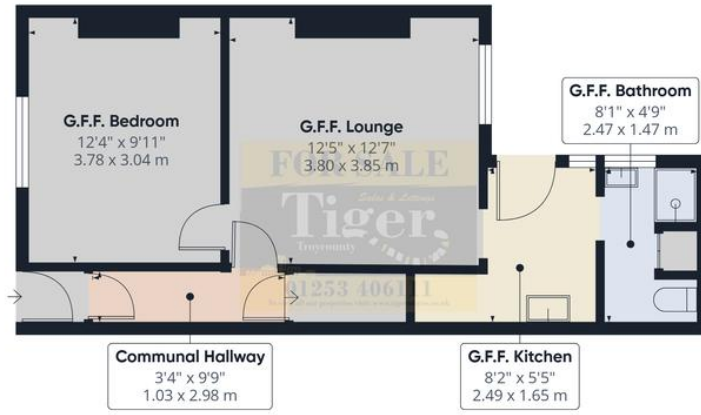
PLEASE NOTE

These particulars are believed to be correct but in no way is their accuracy guaranteed and they do not form part of any contract and neither do Tiger Sales & Lettings or the vendors accept any responsibility in respect of these particulars and any prospective purchaser must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate and for illustrative purposes only. Floor Plans are included as a service to our customers and is intended as a GUIDE TO LAYOUT ONLY. Digital images are reproduced for general information only and must not be inferred that any item shown is included for sale with the property. We have been unable to confirm if services / items in the property are in full working order. The property is offered for sale on this basis. Prospective purchasers are advised to seek expert advice where appropriate. We are only verbally informed by the vendor of the stated tenure details, therefore we advise any prospective purchaser to confirm the tenure details with their solicitor / legal representative.

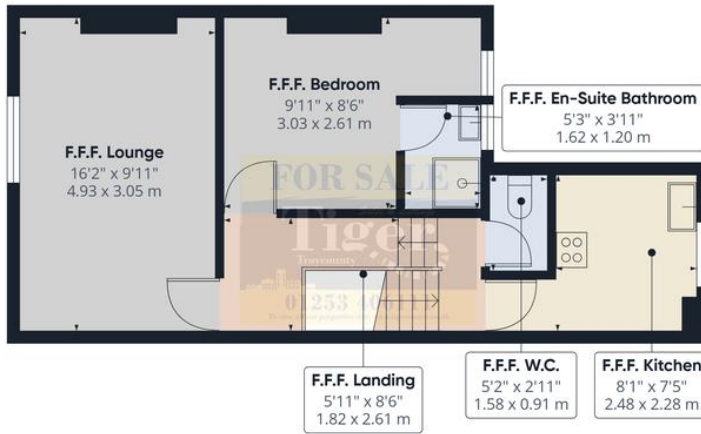
26/06/2026



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
844 ft²
78.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360