



1A Moreton Street, 19 & 19A Winnington Lane.

£325,000 – 2 flats and an annexe

Exceptional Multi-Unit Investment Opportunity – Tenants in Situ. Offered for sale with sitting tenants and generating immediate rental income, this substantial investment property presents an outstanding opportunity for both seasoned and first-time investors alike. The accommodation comprises a spacious three-bedroom apartment, a well-proportioned two-bedroom apartment, and a self-contained one-bedroom annexe, offering a diverse and attractive rental portfolio within a single purchase. Externally, the property further benefits from two garages and off-road parking, enhancing its appeal to both current and prospective tenants. Conveniently situated close to local amenities, transport links, and everyday conveniences, the property is well positioned to ensure continued tenant demand. Investment opportunities of this nature are rarely available. Early enquiry is strongly advised to avoid disappointment. Contact us today for further information and to arrange your priority viewing.

Accommodation

1A MORETON STREET - GROUND FLOOR APARTMENT ENTRANCE HALL: Accessed via the entrance door. A door leads to the lounge and bathroom.

LOUNGE: 10'8" X 15'4" in to bay: With a double glazed bay window to the front elevation, wall mounted radiator and a door leads to the hall.

KITCHEN: 12'1" X 9'7". With a double glazed window to the side elevation, fitted with a range of units with sink unit, integrated oven and hob.

UTILITY ROOM: 7'1" X 10'. With a double glazed window to the rear elevation, door, range of units.

BEDROOM ONE: 9'9" X 11'7". With a double glazed window to the side elevation, wall mounted radiator, cupboard providing storage and double doors lead to the en-suite.

EN-SUITE: With a double glazed window to the side elevation, fitted with a low level WC, hand wash basin and shower cubicle and shower.

BEDROOM TWO: 11'9" X 8'2". With a double glazed window to the side elevation and wall mounted radiator.

BATHROOM: With double glazed opaque window to the side elevation. Fitted with a low level WC, hand wash basin and panelled bath.

19 WINNINGTON LANE - 1ST FLOOR APARTMENT Stairs rise to the first floor, accessed via the stairs.

HALLWAY: Doors to all rooms and stairs rise to the first floor.

LOUNGE: 11'7" X 13'7". With double glazed windows to the front and side elevations and wall mounted radiators.

KITCHEN: 11'7" X 13'7". With a double glazed window to the side elevation. Fitted with a range of units including a useful breakfast bar. Space for cooker and space and plumbing for washing machine.

BEDROOM ONE: 9'9" X 12'5". With a double glazed window to the side elevation and wall mounted radiator.

SHOWER ROOM: With a double glazed opaque window to the side elevation. Fitted with a low level WC, hand wash basin and shower cubicle and shower.

WC: Fitted with a hand wash basin and low level WC.

BEDROOM TWO: 11'4" X 11'6" max. With a double glazed window to the rear elevation and wall mounted heater.

BEDROOM THREE: 12'4" max X 9'2" max. With a double glazed window to the front elevation and wall mounted radiator.



19A WINNINGTON LANE - ANNEXE ENTRANCE HALL: Tiled floor and stairs leading to the accommodation.

OPEN PLAN LOUNGE AND KITCHEN AREA: 14' X 19'4" max. With windows to the front, kitchenette area and seating area, a door leads to the bedroom.

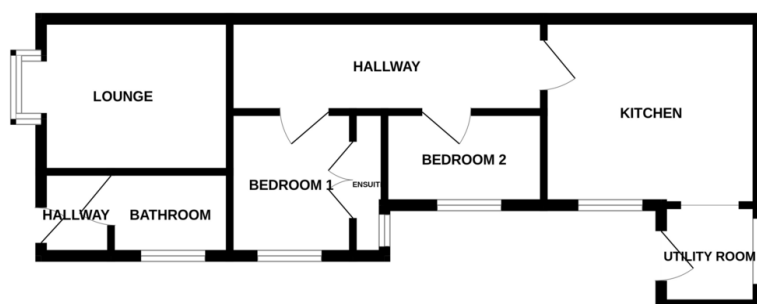
BEDROOM: 8'2" X 11'11". With a double glazed window to the side elevation, heater and a door leads to the shower room.

SHOWER ROOM: Fitted with a low level WC, hand wash basin and shower cubicle and shower.

EXTERNALLY Two garages and off road parking.



GROUND FLOOR



GROUND FLOOR APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose.

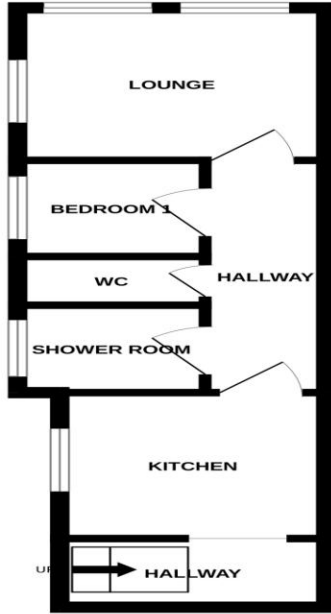
Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective Purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.

Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

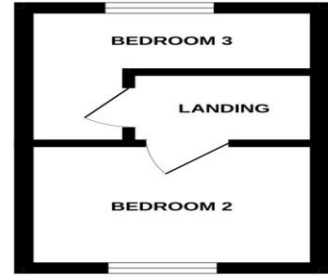
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FIRST FLOOR

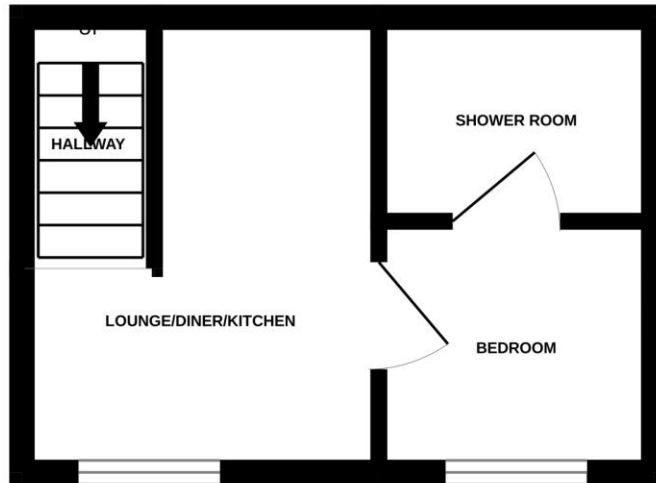


2ND FLOOR



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ANNEXE



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