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Ground Floor & First Floor Flats, 54 Station Road, Queensferry, Deeside, CH5 1SX

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Asking Price £130,000

A great opportunity for all investors to increase both their portfolio and income.

This mid-terrace property was, many years ago, converted into two self-contained units. The ground floor is a one-bedroom apartment with an additional storeroom, which might, subject to the necessary permission being obtained, be able to convert to a second bedroom.

The first floor is a two-bedroom apartment with both front and rear access. Currently, both units are occupied by reasonably long-term tenants. The two apartments are currently generating £1,120 per calendar month.

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Ground Floor

First Floor

Total floor area: 123.7 sq.m. (1,331 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Ground Floor Flat

Entrance Porch leading to:-

Lounge

12'0" x 11'9"

Laminate flooring, central heating radiator, double glazed box bay window to front television.

Inner Hallway

Laminate flooring, store cupboard.

Kitchen

8'10" x 8'9"

A range of base units in medium wood finish, stainless steel sink unit, Main wall mounted boiler, electric cooker point, double glazed window to side elevation.

Rear Store Room

8'10" x 8'4"

Double glazed window to side elevation, side access door, laminate flooring.

Bedroom

13'4" x 8'4" max

Double glazed window to rear elevation, central heating radiator.

Shower Room

6'1" x 5'9"

Shower cubicle, low-level WC, wash hand basin, central heating radiator, double glazed window to side elevation.

First Floor Flat

Entrance Hall with laminate flooring and stairs to main accommodation.

Split level landing with loft access.

Lounge

13'5" x 10'0" max

Double glazed window to rear elevation, central heating radiator.

Kitchen

10'1" x 8'10"

A range of wall and base unit units in a high gloss white finish, contrasting worktops, tiled splashbacks, Main central heating boiler, double glazed window to side elevation, rear access door.

Bedroom One

12'3" x 8'9"

Central heating radiator, double glazed windows from elevation.

Bedroom Two

9'1" x 6'6"

Double glazed window to front elevation, central heating radiator.

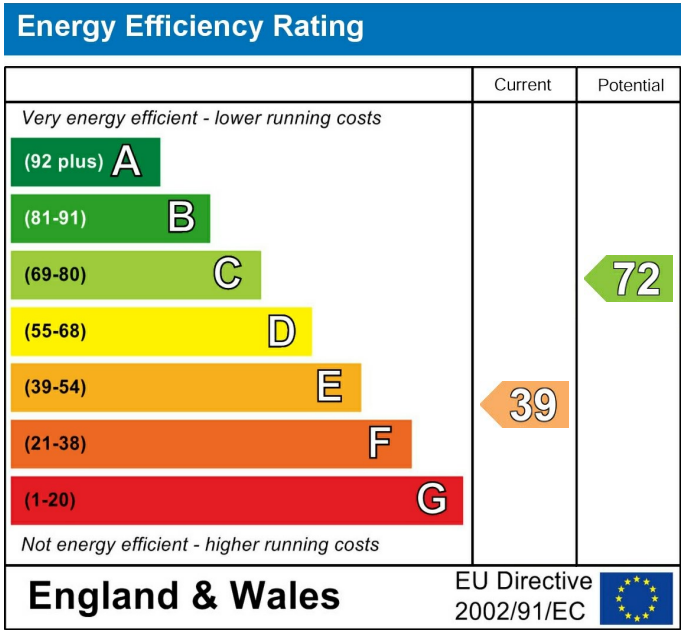
Shower Room

5'10" x 5'7"

Shower cubicle, low-level WC, wash hand basin, central heating radiator, double glazed window to side elevation.

Outside

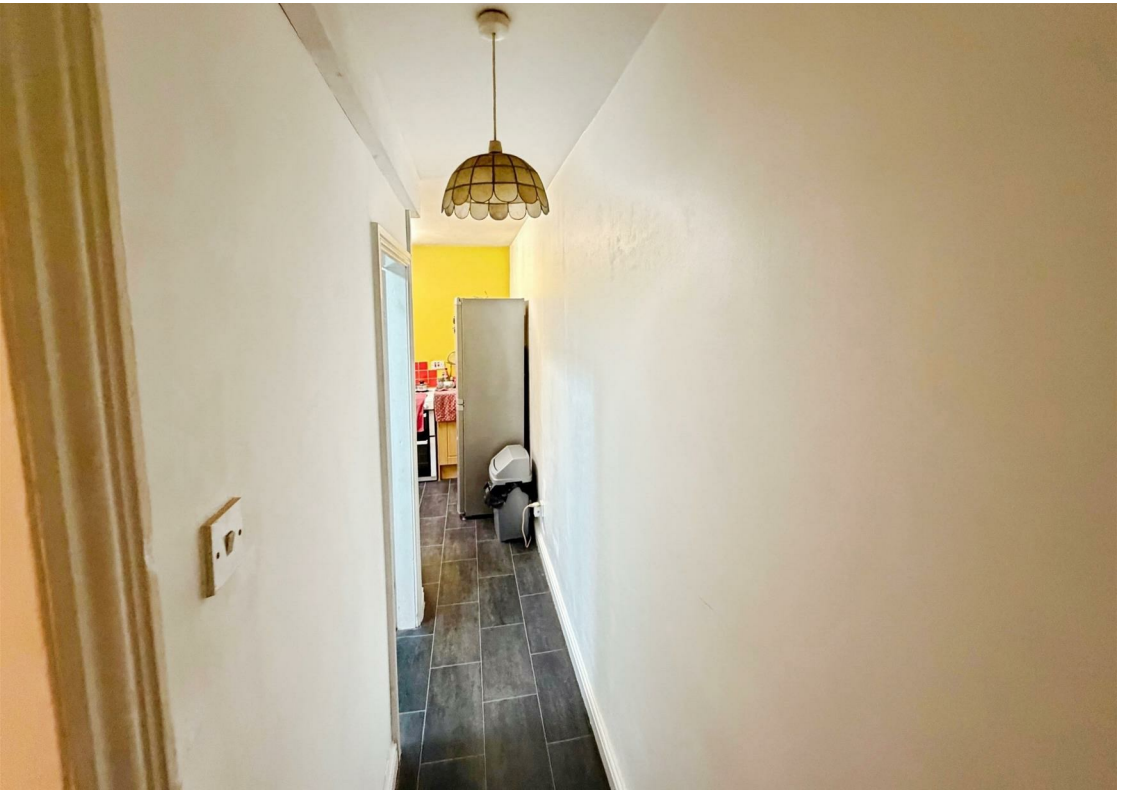
Both flats can utilise the rear communal area, bin storage and access to rear yard.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.




























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