

LOT
51

373 West End Road, Haydock, St. Helens, Merseyside WA11 0AX

GUIDE PRICE **£115,000+***

RESIDENTIAL INVESTMENT

Description

A five bedroomed HMO investment opportunity which is currently partially let to one tenant producing a rental income of £3,600 per annum. The property benefits from double glazing, central heating, rear garden, a driveway. When fully let the potential rental income is approximately £19,200 per annum.

Situated

Off Vicarage Road and Clipsley Lane (A599) in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from St Helens town centre.

Ground Floor

Hall, One Letting Room with En Suite Shower Room/WC and access to rear garden, Communal Kitchen.

First Floor

Four Letting Rooms (One with En Suite Shower Room/WC) Communal Shower Room/WC, Separate WC

Outside

Rear garden and driveway.

EPC Rating

D.

Note

Please note that room 1 is now let producing £4,500 per annum bringing the total current income to £8,100 per annum. The vendor advises us that the HMO licence has expired and the council have advised it only needs to be renewed when the property is due to be at full occupancy.

Joint Agent

Entwistle Green

