



-  Investment Opportunity
-  Tenanted (AST) Property
-  Two Double Bedrooms

-  Current Annual Rent Of £7500
-  Parking
-  Private Rear Garden

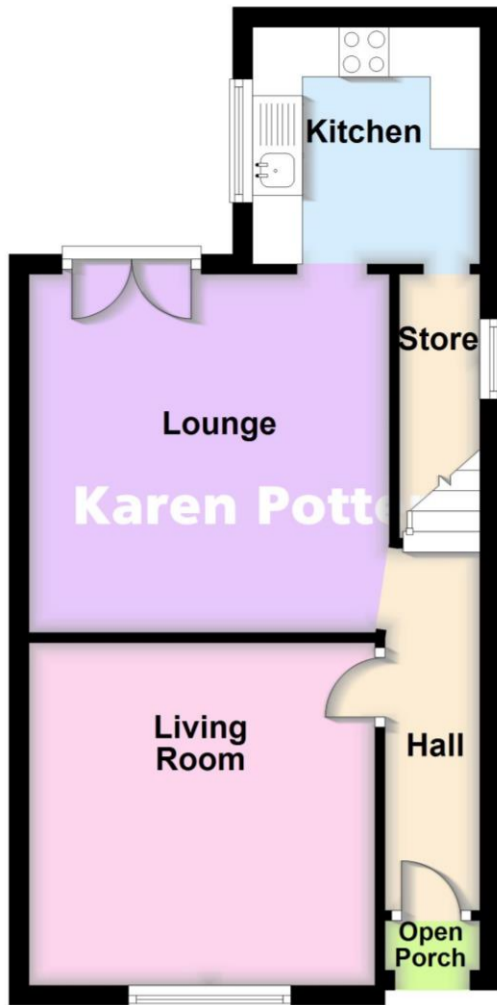
**Price: £139,950** Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008



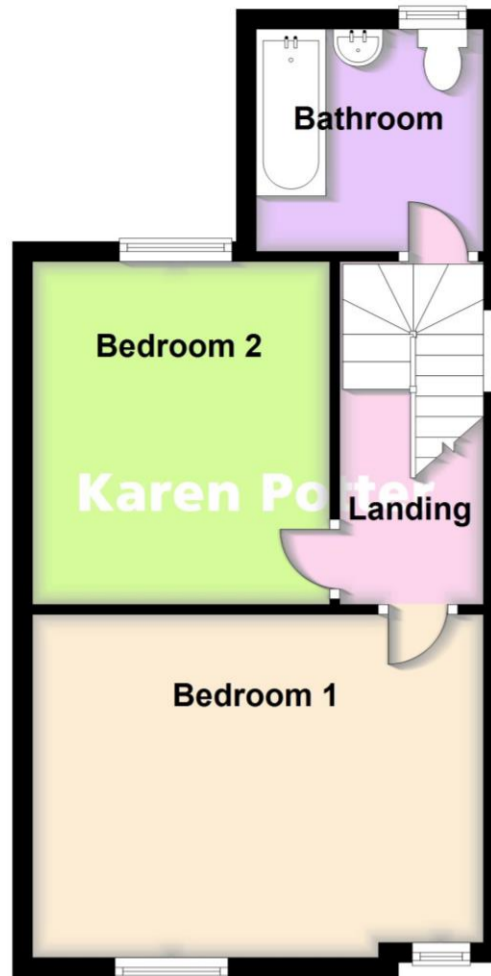
### Ground Floor

Approx. 38.1 sq. metres (409.7 sq. feet)



### First Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Total area: approx. 75.1 sq. metres (808.3 sq. feet)

#### Ground Floor:

##### Hall

**Living Room** - 3.48m x 3.45m (11'5" x 11'4")

**Lounge** - 3.63m x 3.61m (11'11" x 11'10")

**Kitchen** - 2.39m x 2.29m (7'10" x 7'6")

#### First Floor:

##### Landing

**Bedroom 1** - 4.55m x 3.45m (14'11" x 11'4")

**Bedroom 2** - 3.45m x 3m (11'4" x 9'10")

**Bathroom** - 2.29m x 2.24m (7'6" x 7'4")

#### Outside:

Twin gates give access to a paved driveway providing off road parking to the front, whilst the rear garden has paved patio leading to shaped lawn.

#### Council Tax:

Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band B

#### Tenure:

The UK Government land and property information website shows the tenure to be Freehold.

#### NB:

We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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**INVESTMENT OPPORTUNITY** - Located in a sought after residential area of Southport, this traditional semi detached house is being **offered for sale with existing tenant in place** and generates an annual rental of £7500 though offers potential for greater yield.

The gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, Lounge and Kitchen to the ground floor with two double Bedrooms and Bathroom to the first floor.

Outside, twin gates give access to a paved driveway providing off road parking to the front, whilst the rear garden has paved patio leading to shaped lawn.

Old Park Lane is located off Bispham Road where there are local shops and public transport facilities to the town centre. The many amenities of Churchtown Shopping Village are readily accessible, together with a number of schools and the railway station at Meols Cop on the Southport/Manchester line.