



Green Lawn, Rock Ferry, Merseyside CH42 2DY

Fixed Asking Price £325,000

 4 Bedroom  4 Reception  4 Bathroom  D

Stunning Block Of FOUR Flats In A Beautifully Restored Victorian Building - Sold With FREEHOLD Title - Ideal Ready Made Investment - Great Yield - Calling All Investors!!*

Hewitt Adams is delighted to offer FOR SALE this EXCITING opportunity to acquire FOUR refurbished Flats within one impressive and characterful Victorian Building.

An opportunity for an investor to bolster their portfolio with FOUR PROPERTIES AT ONCE. The Flats are modern and stylish, yet several still boasts ORIGINAL VICTORIAN FEATURES. The building boasts a refurbished main building roof, and NEW FLAT ROOF to the extension.

The property is within close proximity to local transport links and amenities.

All the Flats are currently LET and the annual yield for the building is £21,000 - however this has the potential to be closer to £25,000 in the current market.

In brief the accommodations consists of: Private Entrance, Hallway, Kitchen, Lounge, Bedroom and Bathroom. Furthermore the property has gas central heating and double glazed windows. With attractive well maintained communal gardens and ample on-road parking available.

Call Hewitt Adams on 0151 342 8200 for more information and to arrange a viewing. Strictly a Confidential Sale and interested parties must refer to the selling agent only.

Entrance

Private entrance with a timber door to the Hallway.

Hallway

Radiator, boiler thermostat.

Lounge

18'08x13'11 (5.69mx4.24m)

Bay window to the front elevation, two radiators, wooden flooring, display fire place surround.

Bedroom

13'08x12'10 (4.17mx3.91m)

Bay window to the front elevation, radiator.

Kitchen

Wall and base units, inset sink, double glazed window, space for Fridge Freezer, integrated oven and hob

Utility Area

There is a window to the side elevation, boiler cupboard, space and plumbing for a free standing washing machine. Steps down to the Bathroom.

Bathroom

Panel bath with taps and wall mounted electric shower, WC, wash basin with taps, window to the side elevation, partially tiled walls.

Externally

On street Parking and communal Gardens.

DISCLAIMER

PLEASE NOTE - these internal images are just of one of the four flats. And should be used as an indicator of the quality and style of the other units.

