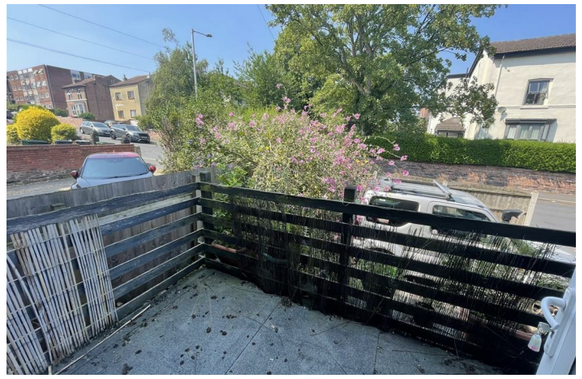
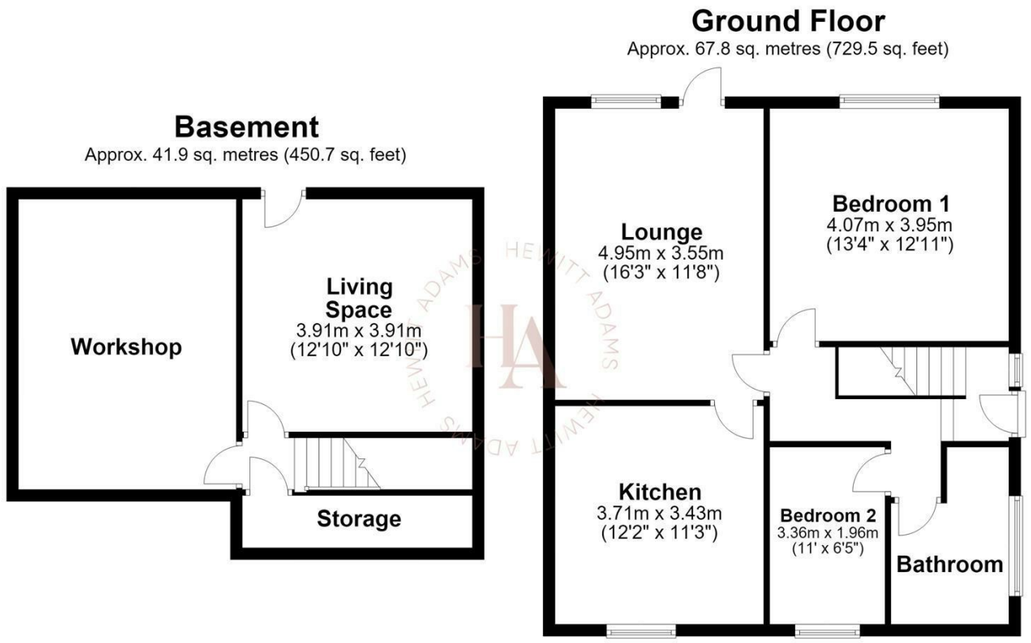






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HEWITT ADAMS
ESTATE & LETTING AGENTS



Total area: approx. 109.6 sq. metres (1180.2 sq. feet)
For illustration purposes only - not to scale

Kings Mount, Oxton, CH43 5RQ

£125,000

2 Bedroom | 2 Reception | 1 Bathroom

INVESTORS ONLY - Two Bed Maisonette - Long Term Sitting Tenants - 7.92% Gross Yield

ATTENTION ALL INVESTORS!!

Hewitt Adams are thrilled to to offer to the market a wonderful opportunity for an investor to acquire a ready made addition to any property portfolio - a characterful two bed maisonette on Kings Mount, Oxton, a short walk from the bustling village centre.

This charming property is being sold with long term tenants in situ, who have agreed to a rent increase from August 2026 to £825pcm - a very appealing 7.92% gross yield to investors!!

The property has all of the relevant documentation for a rental property, and is currently being managed by the highly regarded Rent Wirral.

In brief the property affords: lounge, kitchen, two bedrooms, bathroom. The basement offers a further living space (currently a games room) and a workshop.

Call Hewitt Adams today to arrange your viewing.

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Front Entrance
Into:

Hall
Power points, stairs to basement

Bathroom
Comprising bath with shower above, w.c, wash hand basin, radiator, double glazed window

Bedroom
13'4" x 12'11" (4.07 x 3.95)
Double glazed window, radiator, power points

Bedroom
11'0" x 6'5" (3.36 x 1.96)
Double glazed window, radiator, power points

Lounge
16'2" x 11'7" (4.95 x 3.55)
Double glazed window and door to terrace, radiator, power points, gas fire

Kitchen
12'2" x 11'3" (3.71 x 3.43)
Wall and base units, inset sink, integrated oven & grill, space & plumbing for washing machine, space for fridge freezer, space for table and chairs

Basement

Living Space
12'9" x 12'9" (3.91 x 3.91)
Radiator, power points, door to outside

Workshop
Power points

Externally
Parking for two cars, outside private terrace to the front

Council Tax Band
A










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