



135 Parr Stocks Road, St. Helens, WA9 1NY

£120,000



**STAPLETON
DERBY**

Welcome to an exceptional opportunity on Parr Stocks Road, St. Helens, where we present an INVESTORS DREAM. This charming two-bedroom mid-terrace house is currently operated as a House in Multiple Occupation (HMO) and boasts a remarkable yield of approximately 19%. Additionally, there is the possibility to purchase another HMO on the same road, presenting a unique chance to expand your investment portfolio.

All three bedrooms are fully occupied, with all tenants expressing a desire to remain in situ, ensuring immediate rental income for the new owner. The tenants pay on average £140 per week per room, bills included. The layout flows as an entrance hall, the traditional living room is Bedroom One, there is a communal living room, kitchen, ante space and a white suite bathroom. The first floor has bedroom two and bedroom three. There is also a room to the rear for storage (but could be converted into another bedroom potentially).

The modern fitted kitchen is designed to meet the needs of today's tenants, making it an attractive option for those seeking quality accommodation. This well-maintained home is not overlooked to the rear, offering a sense of privacy, and includes a rear yard, perfect for outdoor enjoyment.

With no onward chain, this property is ready for a swift transaction, making it an ideal choice for savvy investors looking to capitalise on the thriving rental market in St. Helens.

Do not miss out on this fantastic investment opportunity; arrange a viewing today to fully appreciate the potential this property has to offer.



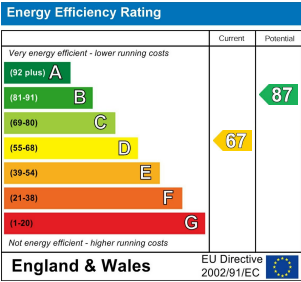
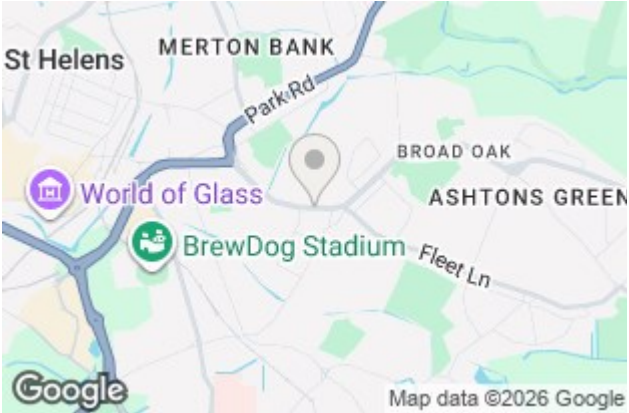


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Stapleton Derby
 73-75 Corporation Street, St Helens, WA10 1SX
 Tel: 0151 430 0717 01744 883 322
 info@stapletonderby.co.uk
 www.stapletonderby.co.uk



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