

SPACIOUS END TERRACE HOUSE**Price £125,000**

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DEALER

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DESCRIPTION

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DESCRIPTION

POTENTIAL RENTAL INCOME OF £600-£625PCM BASED ON AN ASSURED SHORTHOLD BASIS GIVING A POTENTIAL INVESTMENT YIELD OF 6 to 6.25%.

A FOUR Bedroom End Terrace Family Home which is situated in the popular Ashurst Area and enjoy a quiet cul-de-sac location within easy reach of local amenities including schools and shops and bus routes. The property Benefits from Double Glazed windows and is warmed by a Gas Central Heating System and briefly comprises to the ground floor Entrance Hall with W.C. off, Lounge, Dining Room and Kitchen. To the First Floor there are Four Bedrooms and Bathroom & W.C combined. There is also ample built in storage. Outside the property has gardens to the Front and Rear. EPC RATING = TBC

Ground Floor**CANOPY PORCH****SPACIOUS ENTRANCE HALL:** Double Glazed Door, Radiator, Built In Store, Understairs Storage**W.C.:** Timber Window, Low Level W.C., Corner Wash Hand Basin with Tiled Splash Back

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LOUNGE (front): 13'7" x 10'9" (4.14m x 3.28m), Double Glazed UPVC Window, Radiator, Laminate Strip Floor, Coved Ceiling, Timber Fire Surround with Marble Back & Hearth. Timber & Glazed Door to

DINING ROOM (rear): 10'10" x 9'7" (3.30m x 2.92m), Double Glazed UPVC French Doors to Rear Garden, Radiator, Laminate Strip Floor

KITCHEN (rear): 11'9" x 10'5" (3.58m x 3.18m), Range of Fitted Base & Wall Units with Work Tops having Inset Stainless Steel Sink Unit & Tiled Spalsh Back. Built Under Stainless Steel Electric Oven With Satinless Steel 4 Ring Gas Hob above with Stainless Steel Extractor over.Plumbed for Automatic Washing Machine. Wall Mounted Gas Central Heating Boiler. Double Glazed UPVC Window. Double Glazed UPVC Door to Rear Garden.

First Floor

LANDING: Access to Loft Space, Built In Store

BEDROOM 1 (rear): 13'10" x 11'7" < 8'9" (4.22m x 3.53m), UPVC Double Glazed Window, Radiator

BEDROOM 2 (front): 11'7" x 9'8" (3.53m x 2.95m), UPVC Double Glazed Window, Radiator

BEDROOM 3 (rear): 11'10" x 6'9" , 6'0" (3.61m x 2.06m), UPVC Double Glazed Window, Radiator

BEDROOM 4 (rear): 8'7" x 6'7" (2.62m x 2.01m), UPVC Double Glazed Window, Radiator

BATHROOM & W.C. Combined: 10'0" x 5'9" (3.05m x 1.75m), UPVC Double Glazed Window, Radiator, Part Tiled Walls, Tiled Floor, Low Level W.C., pedestal Wash Hand Basin, Tiled Shower Cubicle with Elecrtic Shower Unit, Panelled Bath.

OUTSIDE: Gardens Front & Rear

ADDITIONAL INFORMATION: We understand the property is Freehold.

The Property is Council Tax Band A, with a rate of £1158.21 per annum payable to West Lancs Borough Council for the 2019/2020 period.