



## Property details

Beds	3
Baths	1
Parking spaces	1
Reception rooms	2
Gardens	1
Status	Freehold
Tenure	Sold STC
Energy efficiency rating	C
Energy efficiency	Current: 70.0, potential: 85.0
Environmental impact	Current: 68.0, potential: 83.0

## Investment returns

Current monthly rent	£793 pcm
Current rental yield	6.8%
Potential market value rent	£984 pcm
Potential rental yield	8.4%
Estimated monthly capital appreciation	£320
Area capital appreciation rate	+2.6%

## Market dynamics

Market velocity	Slow moving
Average days on market	63
Monthly stock turnover	48%
5-year net area growth	+17.8%

# Features

BUY TO LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU

Current Rent £750 pcm - Gross Yield 7.5% pa

Well Presented with Neutral Decor

EPC C-Potential B

Corner Plot with Private Driveway

Good Sized Rear Garden

Council Tax Band B

Downstairs W.C & Family Bathroom to 1st Floor

Modern Kitchen Diner

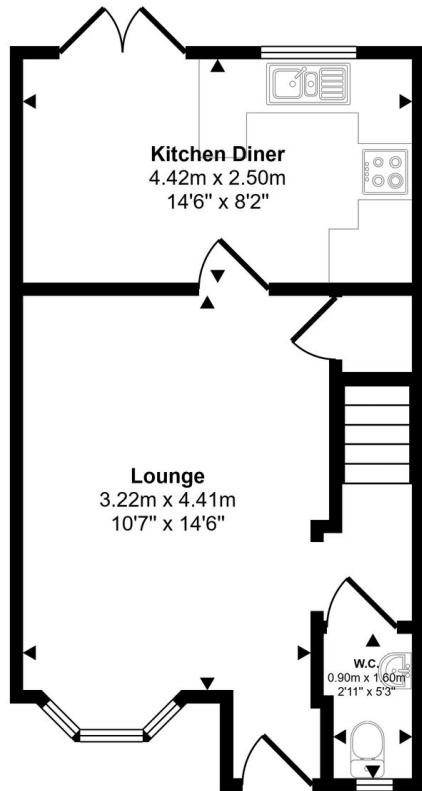
Close to Aintree Hospital & Local Amenities

BUY TO LET INVESTORS ONLY-SOLD WITH TENANTS IN SITU CURRENT RENT £750 PCM-GROSS YIELD 7.5& PA EPC C-POTENTIAL B <https://find-energy-certificate.service.gov.uk/energy-certificate/8391-6429-6749-7228-4902> This well presented three bedroom semi-detached house is offered exclusively to buy to let investors, with tenants already in situ. Currently generating a rent of £750 per calendar month and achiev...

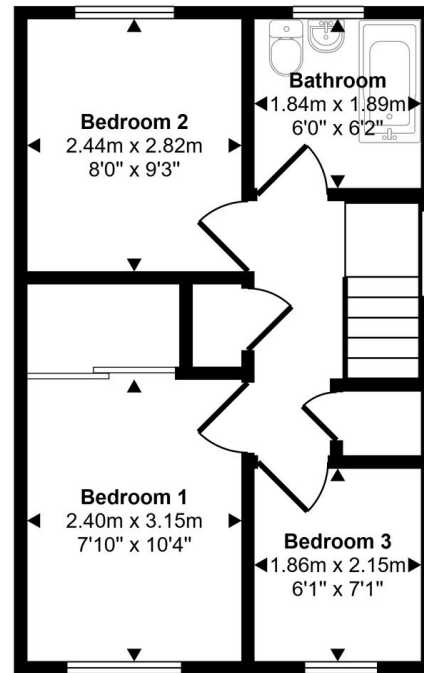
View full description at <https://www.moveplaces.co.uk/properties-for-sale/24dc0397-dd6a-4727-90a2-4a9062f55f90>

# Floor plans

Approx Gross Internal Area  
65 sq m / 702 sq ft

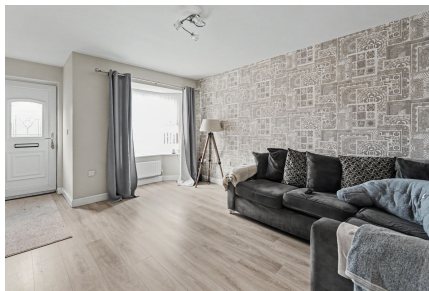


Ground Floor  
Approx 34 sq m / 361 sq ft



First Floor  
Approx 32 sq m / 342 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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