

For Sale

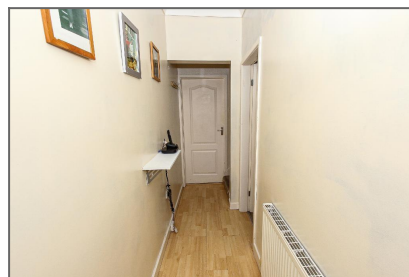
Grove Street, Birkdale, PR8 5AY



£138,000 - Withdrawn

2 bedroom Commercial

- ✓ **Two Bedroom Mid Terrace**
- ✓ **uPVC Glazed & GCH**
- ✓ **Close to Local Schools**
- ✓ **Off Road Parking**
- ✓ **Excellent Buy To Let Opportunity**
- ✓ **Close to Village & Amenities**
- ✓ **Garden To Rear**
- ✓ **EPC Band Rating - 'C'**



Description

**** BUY-2-LET PURCHASE ** GREAT INVESTMENT OPPORTUNITY ****

Nestled away within the secluded yet established residential setting of Grove Street Birkdale stands this two double bedroom mid-terrace residence. This property will be of much interest to buy to let investors as the property comes with tenants of 7 years. The owners are wishing to sell on to a landlord/lady who will continue the tenancy for their long established and settled tenants.

The rent is presently £620pcm however Bailey Estates have re-valued the rental potential to be in the region of £700pcm. The new buyer may wish to renegotiate a rent increase on purchase.

The property is briefly comprising of: Entrance hall, front reception room, rear lounge and kitchen. To the first floor there is a landing, front bedroom with a convenient built-in wardrobe, a second bedroom and family bathroom.

To the front exterior is a hard standing driveway providing ample space for two family size vehicles, whilst to the rear is an enclosed hard standing patio and a good size majority grass laid to lawn area.

This is a very realistically priced property and we would encourage a very early viewing so as not to miss out on this great investment. Please call Bailey Estates on: 01704 564163.

Location

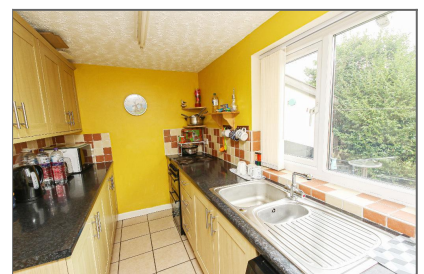
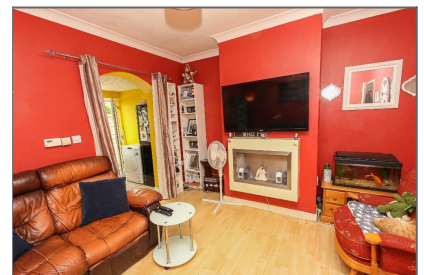
Leave Bailey Estates Birkdale office and head along Bolton Road and over to Clarence Road. At the end of Clarence Road turn right and then first left at the mini roundabout into Mosely Street. The first left in Mosley Street is Grove Street and the property is located approximately 1/4 way down on the righthand side.

Ground Floor

Entrance Hallway - 13' 5" x 3' 1" (4.1m x 0.95m) Bright entrance hallway. Wood effect flooring throughout. Panelled radiator to the interior wall and coving to the high perimeter.

Reception Lounge - 10' 0" x 9' 6" (3.05m x 2.9m) A bright front reception room with uPVC window to the front aspect. Panelled radiator to the interior wall. To the chimney breast there is an electric fire (not tested). Coving fitted to the high perimeter.

Rear Reception Lounge/Diner - 12' 11" x 11' 1" (3.95m x 3.4m) A cosy rear lounge with wood effect flooring throughout. Chimney breast with wall-mounted electric heater and coving to the high perimeter. This room also benefits from a convenient under-stairs storage cupboard which houses the fuse board. An



archway opens up into the kitchen area.

Storage - 5' 2" x 2' 3" (1.6m x 0.7m) Ample storage space within.

Kitchen - 12' 11" x 6' 10" (3.95m x 2.1m) A great selection of base and eye level kitchen units. Space and services in place for oven and hob, fridge freezer and washing machine. Tiled flooring throughout. uPVC window gives unrestricted views of the rear garden. Access to the garden via uPVC door.

First Floor

1st Floor Landing - 5' 10" x 5' 6" (1.8m x 1.7m) (Maximum dimensions) All rooms on the first floor are accessed from the main landing area.

Front Bedroom 1 - 12' 11" x 10' 2" (3.95m x 3.1m) A bright double front bedroom with a convenient built-in double wardrobe. uPVC window to the front aspect and panelled radiator to the rear.

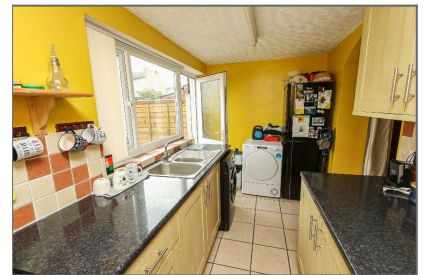
Rear Bedroom 2 - 11' 1" x 6' 10" (3.4m x 2.1m) A bright rear double bedroom with uPVC window to the rear aspect and panelled radiator presented below.

Bathroom - 7' 10" x 5' 6" (2.4m x 1.7m) A bright rear bathroom with 3 piece suite comprising of: low-level dual flush WC, bath with wall mounted electric shower and a pedestal sink. Tiled floor laid throughout and partially tiled walls. uPVC window to the rear aspect.

Exterior

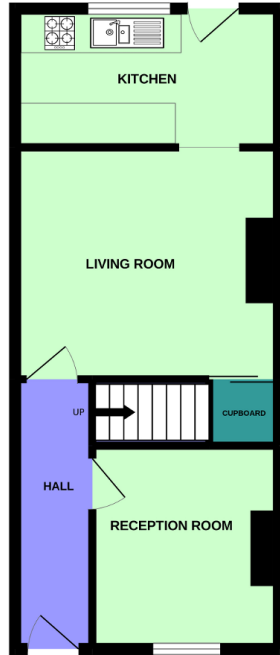
Front Exterior - A paved driveway with room for up to two family size vehicles. Low-level concrete fencing to the left side and mid height hedging to the right hand side.

Rear Exterior - To the immediate rear of the property there is a paved patio area opening up to majority grass laid to lawn. Low maintenance garden with mature plants and trees to the perimeter.

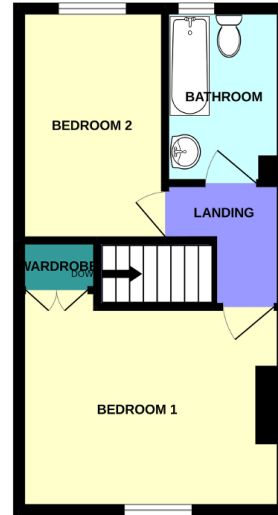


Floorplans

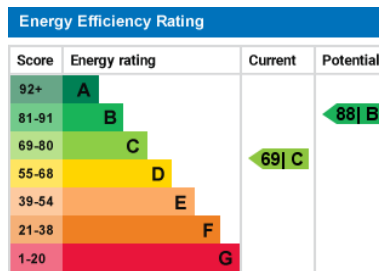
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: These property details are thought to be correct, though their accuracy cannot be guaranteed and they do not form part of any contract. Please note that Bailey Estates has not tested any apparatus or services and as such cannot verify that they are in working order or fit for their purpose. Although Bailey Estates try to ensure accuracy, measurements used in this brochure may be approximate.