

LOT  
**15**

7 Hawesside Street, Southport, Merseyside PR9 0TN

GUIDE PRICE **£130,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three storey plus basement semi-detached property converted to provide 3 x 1 bedroomed self contained flats benefitting from double glazing, central heating and an alarm system. The vendor advises the roof has been repaired approximately three years ago.

Flats 2 and 3 are currently let by way of Assured Shorthold Tenancies producing a rental income of £10,400 per annum. The vendor also advises Sefton Council have approved a HMO licence and further details can be found within the legal pack.

### Situated

Off London Street which in turn is off Lord Street Promenade (A565) in an established and popular residential location within walking distance to the Southport town centre amenities and transport links.

### Lower Ground Floor

Cellar Not inspected

### Ground Floor

Communal Hallway

**Flat 1** Living Room, Bedroom, Hall, Bathroom W/C, Kitchen with Access to Rear Yard

### First Floor

**Flat 2** Living Room, Kitchen/Diner, Bedroom, Bathroom/WC

### Second Floor

**Flat 3** Hall, Living Room, Bedroom, Kitchen, Bathroom W/C



### Outside

Front Forecourt Rear Yard with Out Building

### EPC Rating

**Flat 1 C. Flat 2 C. Flat 3 C**

### Council Tax Band

**Flat 1 A. Flat 2 A. Flat 3 A**