



- \* Investment Opportunity
- \* Stone Built Detached Grade 11 Listed Property With Gardens
- \* 9 Currently Let Rooms
- \* Separate Living Accommodation - Potential For 4/5 More Rooms
- \* Current Rental Income - £30,420 p.a.
- \* 10% Potential Yield





## Logic Are Offering For Sale This Stone Built Detached Grade 11 Listed Property (Built 1840) Investment Opportunity

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by North West Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.

### Stone Built Detached Grade 11 Listed Property (Built 1840)

#### Accommodation Comprise;

##### Ground Floor:

- Columned Entrance
- Main Entrance Hall
- Separate Accommodation - Current Living Space
- Inner Hallway With Wooded Flooring
- Lounge
- Breakfast Kitchen
- Sitting Room
- Dining Room
- Ground Floor Bedroom
- Utility Room - 2 x Centrally Heated Boilers
- Bathroom With Separate Shower
- Outdoor Storage Rooms / Workshop Space

##### Lower Ground Floor One Bedroom Flat - Separate Entrance To The Rear

- Breakfast Area / Hallway
- Lounge
- Kitchen
- Bedroom
- Shower Room

##### First Floor:

- 4 x Individual Rooms
- Separate W/C

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Separate Shower Room  
Communal Room - Lounge / Kitchen

Second Floor:

5 x Individual rooms  
Shower room  
Separate w/c

Current rental Income - £30,420 p.a.

Potential Rental income : £53,320 p.a. With 5 More Rooms - & Separate Flat Let At £6,000 P.A.  
10% Plus Potential Yield

For more information Call Logic Estates on 0151 920 2404.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.