

Hans Road
Walton, L4

Freehold
£65,000



- * Three bedroom Mid terraced house
- * French Doors to the rear
- * Through Lounge / Dining Area
- * Centrally Heated
- * Double Glazed
- * No Chain



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	87
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	47	86
England, Scotland & Wales EU Directive 2002/91/EC		

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Three bedroom Mid terraced house. The property is gas centrally heated and has a rear yard. The property has french doors to the rear of the property.

Accommodation briefly comprises of:

Ground floor:

Vestibule
 Entrance Hall
 Lounge - 13'0 x 9'6
 Dining Area - 11'8 x 10'4
 Kitchen - 10'0 x 8'1

First floor:

Bedroom One - 13'0 x 10'9
 Bedroom Two - 11'9 x 7'8
 Bedroom Three - 8'1 x 5'4
 Bathroom - 6'1 x 5'1

Exterior:

Rear Yard

Investment Data:

Rent = £500 pcm (approximate rent achievable)

Gross Yield = 8.5% (approximate yield based on purchase at the asking price)

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.