



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		85
C (69-80)		
D (55-68)	65	
E (49-54)		
F (41-48)		
G (35-39)		
Not energy efficient - higher running costs		
England, Scotland & Wales		



ASKING PRICE £155,000

Myler Estates are offering for sale this terrace property with a Licenced HMO, currently providing four FULLY TENANTED accomodations. With an EPC rating of D, the property ensures energy efficiency and It falls under the council tax band A.

This property is an excellent investment opportunity for those looking for a Gross return on investment of 13.9% and a generated income with immediate effect, there is currently a management company in place charging 8%

The property is located in Widnes, with excellent transport links via M62, M6 & M56 motorways, Runcom Railway Station with links to Liverpool and Crewe, close to local amenities, walking distance to SPIKE ISLAND & TRANS PENNINE TRAIL. Viewing is by appointment only.



- Licenced HMO
- Four Bedroom
- Two Bathrooms
- Fully Tenanted
- Gross Rent: £1800
- Leasehold
- EPC Floor Area 102
- Gross ROI Yield: 13.9%