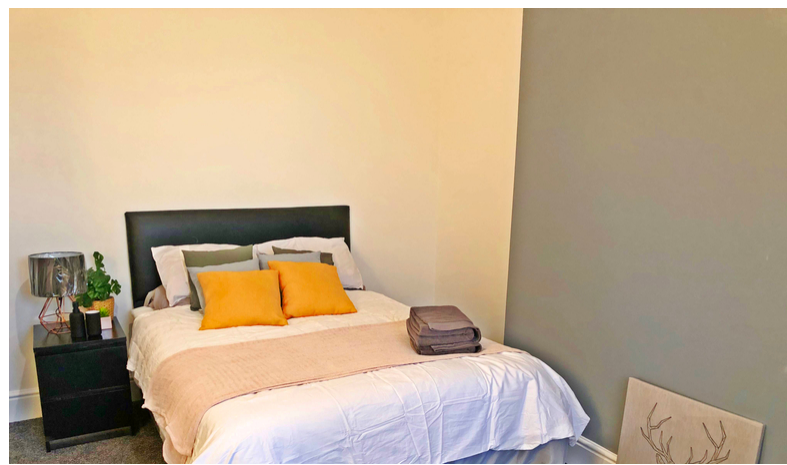
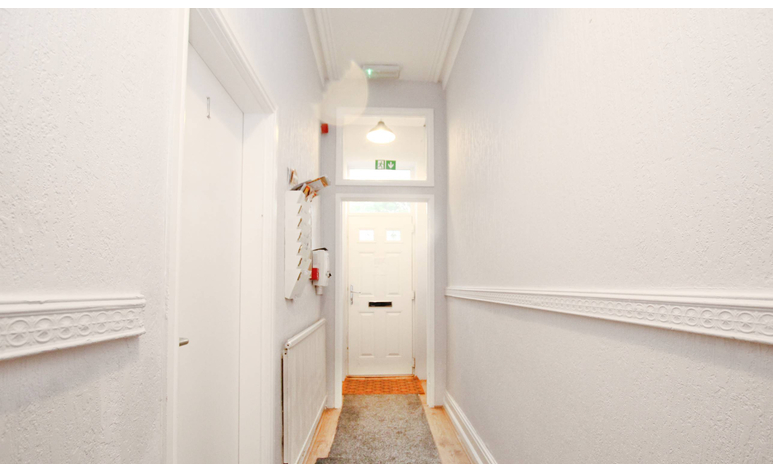
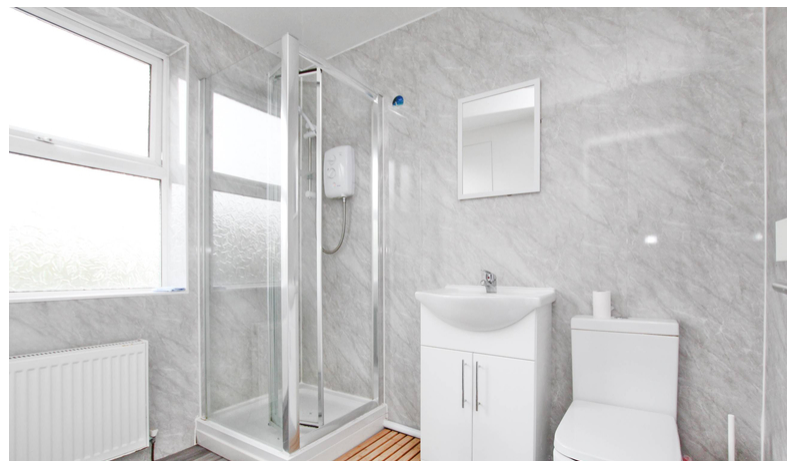




Cowley Hill Lane, St Helens. WA10 2AB.

Offers Over £225,000

HMO | Currently Fully Tenanted | Prime Location | Near Amenities & Road Links | Ideal Investment |
12% + Yield |



Cowley Hill Lane, a fully converted 6 bedroom House Of Multiple Occupancy (HMO), it's currently generating what we feel is a very attractive yield that is 12%+ or higher. Gross rent roll per annum is available upon request.

The property at the time of marketing is fully occupied and being in such a prominent vibrant area we feel it will continue to stay this way for a long time due to the high demand for rentals within the area. The conversion from house to HMO has been implemented in a perfect fashion, it offers a practical layout set over three floors, giving its residents plenty of private space with well-sized bedrooms. Two of the rooms come with en-suite bathrooms and the other four rooms have two bathrooms between them. There is also a communal kitchen area, and a large utility room with plenty of appliances. To the rear you have a low maintenance yard with a double car-port or sheltered area which is accessed through the property or via gated access.

The current owners already have a management company in should the new owners require one.

Within walking distance, you have public transport routes, access to bars, restaurants plus lots of other useful amenities. For more information please contact our office.



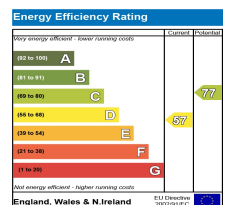
Contact your local office to arrange a viewing:

- Padgate: 01925 479334
- Great Sankey: 01925 454300
- Winwick: 01925 232146
- Stockton Heath: 01925 453400
- St.Helens: 01744 754120
- Wigan: 01942 498862
- Culcheth: 01925 764744
- Ashton-In-Makerfield: 01942 364446
- Newton-Le-Willows: 01925 907770
- Commercial Office: 01925 907709
- Lettings Head Office: 01925 873533
- Financial Services: 01925 221234

Viewing Arrangements
Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details
These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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