



126 Mersey Road
Widnes, WA8 0DT

 **MYLER**&Co.

0151 424 5100
info@mylerestates.com



Mersey Road

Widnes, WA8 0DT

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, Runcorn 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.

MYLER&Co

MYLER&Co



Ground Floor
Communal Entrance

Bedroom One

Bedroom Two

Kitchen

Dining Area

Shower Room

First Floor

Bedroom Three

Bedroom Four

Bathroom

External

Rear Courtyard

NET RETURN ON INVESTMENT
INVESTMENT ANALYSIS FOR CASH BUYERS:

Gross rent: £21,600

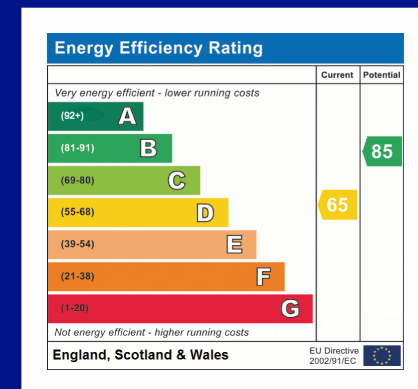
Estimate Utilities: £2,400

Council Tax: £1600

Managment Fee based on 8%: £1425

NET ROI: 11.4%





Myler & Co
77, Albert Road, Widnes, Cheshire, WA8 6JS
0151 424 5100
info@mylerestates.com