



### 3 bed terraced house to buy in

Eastbourne Road, Southport, Merseyside,  
PR8 4DT

**£140,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Three Bedrooms
- ✓ Tenanted
- ✓ Great Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Welcome to this three-bedroom mid-terraced home located on Eastbourne Road, being sold with a tenant in situ this property makes for the ideal investment opportunity. This home comprises of three bedrooms, modern fitted kitchen, living room, downstairs bathroom, rear yard, two car driveway, arrange your viewing today!

We are pleased to present this three-bedroom mid-terraced home on Eastbourne Road situated in the desirable area of Birkdale. Being sold with a tenant in situ currently paying £640 per calendar month, this property offers immediate rental income, making it a great addition to any landlord's portfolio.

As you step into the property, you are welcomed by a large living room, offering an abundance of space for relaxation and everyday living. The room benefits from a traditional layout, providing a comfortable and inviting atmosphere.

Leading through to the modern fitted kitchen, this space is well-equipped with ample storage and worktop areas, ensuring a functional cooking and dining environment. Adjacent to the kitchen is the downstairs bathroom, which is conveniently positioned for easy accessibility.

Upstairs, the property boasts two generously sized double bedrooms and a well-proportioned single bedroom. The bedrooms offer versatility, whether used for family living, guest accommodation, or a home office.

To the rear of the property, there is a private yard with outside storage, offering a practical outdoor space that can be used for various purposes. Additionally, the property benefits from a two-car driveway, providing off-road parking.

Situated on Eastbourne Road, this home enjoys a prime position within Birkdale, offering easy access to local amenities, including shops, cafes, schools, and excellent transport links. The location is highly desirable for tenants, ensuring continued demand for rental opportunities in the area.

Being sold with a tenant in situ, this property provides an immediate return on investment, with rental income of £640 per calendar month. Its prime location and strong rental history make it a fantastic opportunity for investors looking for a reliable and steady income stream.

This well-positioned property offers a fantastic opportunity for investors looking for a ready-made rental property in a sought-after location.

Arrange your viewing today!

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £140,000

Property Type: Terraced House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

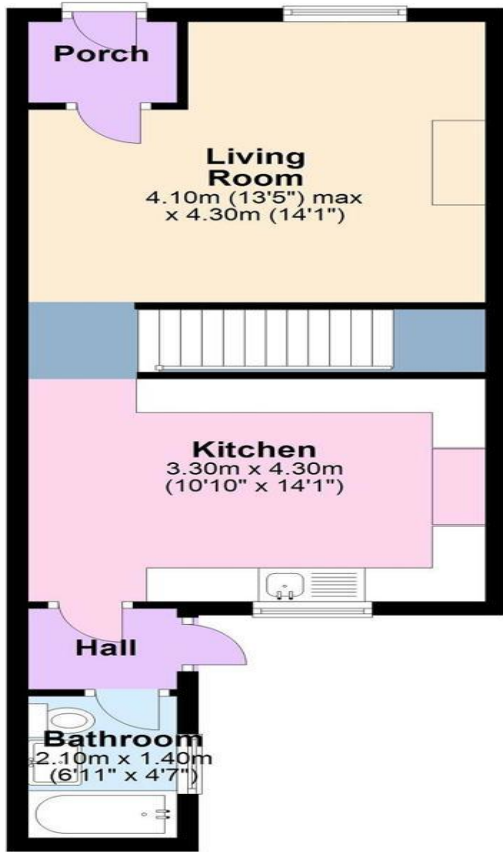
Sewerage: Standard UK domestic

Air conditioning: No

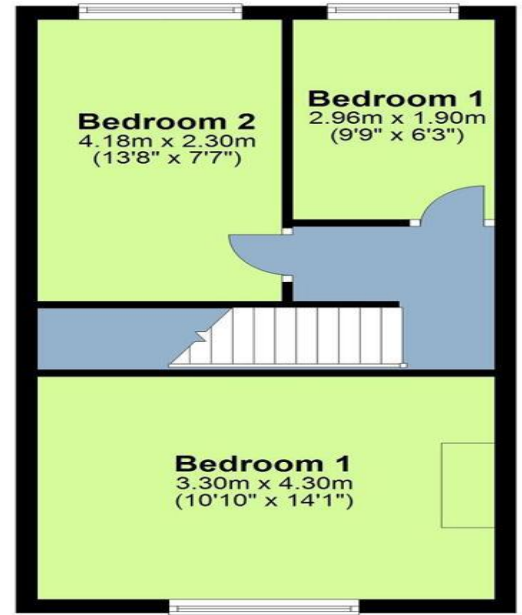
Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Eastbourne Road, Southport, Merseyside, PR8 4DT

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

