



North Road, St. Helens, Merseyside WA10 2UA  
Offers In The Region Of £250,000







# STAPLETON DERBY

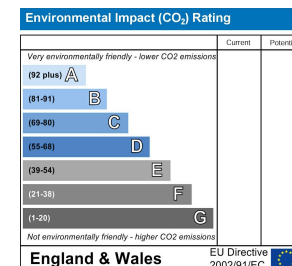
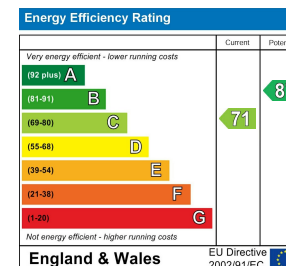
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This impressive terraced house presents a remarkable investment opportunity, particularly for those seeking a property with a strong rental yield. Anticipated returns exceed £28,000 per annum, making it an attractive prospect for savvy investors. Most of the rooms are currently occupied, and the owner currently lives in the property leaving a valuable 5th and largest bedroom once they vacate. The owner being a resident is a huge benefit, as the property is not just very well looked after, but the tenants are all respectful, reliable and responsible too so that cohabiting is seamless.

The property boasts five well-proportioned bedrooms in total, providing ample space for tenants and the spacious modern kitchen diner is a highlight, designed to cater to contemporary lifestyles with ease and style. In addition to its interior charm, the house features a lovely garden to the rear, complete with a shed, perfect for outdoor relaxation or additional storage. The property is in beautiful condition, ensuring that it is ready for immediate occupancy or rental without the need for renovations.

The income streams are already in place, and can be made available upon request. With no onward chain and all necessary certificates in place, this property is not only a sound investment but also a hassle-free option for prospective buyers. Whether you are looking to expand your property portfolio or seeking a family home in a desirable location, this terraced house on North Road is a must-see.



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.