



135 Parr Stocks Road, St. Helens, WA9 1NY

£120,000



**STAPLETON
DERBY**

Welcome to an exceptional opportunity on Parr Stocks Road, St. Helens, where we present an INVESTORS DREAM. This charming two-bedroom mid-terrace house is currently operated as a House in Multiple Occupation (HMO) and boasts a remarkable yield of approximately 17.5%. Additionally, there is the possibility to purchase another HMO on the same road, presenting a unique chance to expand your investment portfolio.

All three bedrooms are fully occupied, with all tenants expressing a desire to remain in situ, ensuring immediate rental income for the new owner. The tenants pay on average £140 per week per room, bills included. The layout flows as an entrance hall, the traditional living room is Bedroom One, there is a communal living room, kitchen, ante space and a white suite bathroom. The first floor has bedroom two and bedroom three. There is also a room to the rear for storage (but could be converted into another bedroom potentially).

The modern fitted kitchen is designed to meet the needs of today's tenants, making it an attractive option for those seeking quality accommodation. This well-maintained home is not overlooked to the rear, offering a sense of privacy, and includes a rear yard, perfect for outdoor enjoyment.

With no onward chain, this property is ready for a swift transaction, making it an ideal choice for savvy investors looking to capitalise on the thriving rental market in St. Helens.

Do not miss out on this fantastic investment opportunity; arrange a viewing today to fully appreciate the potential this property has to offer.



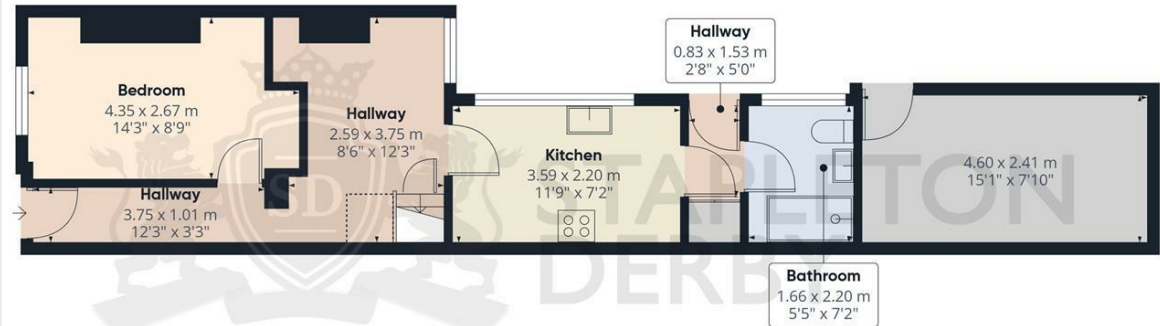


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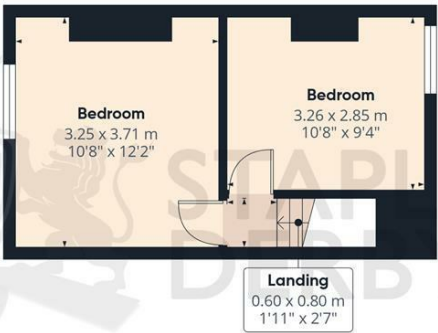




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Floor 0



Floor 1



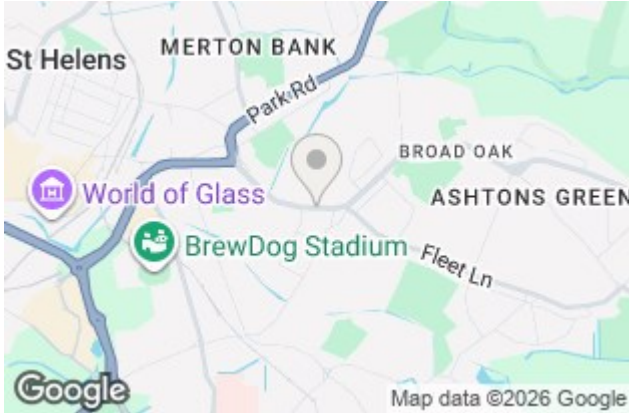
Approximate total area**
 69.3 m²
 745 ft²
 Reduced headroom
 0.6 m²
 6 ft²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 1.5 m/5 ft

Calculations reference the RICS IPMS
 3C standard. Measurements are
 approximate and not to scale. This
 floor plan is intended for illustration
 only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor 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.