



## HMO in PR5

Victoria Road, Walton-le-Dale, Preston,  
Lancashire, PR5 4AB

**£290,000** Starting Bid

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Investment Opportunity
- ✓ HMO
- ✓ Tenants in situ
- ✓ Freehold Property
- ✓ Viewing Highly Recommended

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

### GREAT INVESTMENT OPPORTUNITY

This 7-bed HMO, with 7-En suite bathrooms, great condition, FULLY OCCUPIED and generating an income of £41,700 per annum.

Welcome to this fully HMO-compliant investment opportunity, generating a sizeable income and situated in a fantastic location, with great transport links and the Capitol Retail Park just a minutes walk away.

Each room comes complete with the necessary furniture (wardrobes, bed etc) and each occupant will have their own shower room, making this an attractive proposition for tenants.

The property also has a communal sitting area, fully functioning kitchen with all appliances included in the sale. Adjacent to this is a utility/laundry area and again all appliances are included, for your convenience. You will also find a downstairs W.C. to the rear of the property.

Externally, the property has been well-maintained and has recently been painted. To the side of the property there is parking for up to 3 cars and further room on the road.

With the property operating as an HMO for over a decade and with full occupancy, viewing is a must.

Price: Starting Bid £290,000

Property Type: HMO

Business Type: Residential Investments

Parking: Off Street

## Description

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## Location

Situated in the South Ribble district, it is ideally positioned for commuters due to its proximity to the M6, M61, and M65 motorways, while also resting a short distance from Preston city centre.

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## EPC

Rating D

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## Tenure

Title number  
LA960602 - Freehold

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Victoria Road, Walton-le-Dale, Preston, Lancashire, PR5 4AB

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
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