



## 3 bed semi-detached house to buy in L35

Bishop Drive, Whiston, Prescot, Merseyside, L35 3JL

**£160,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Excellent Investment Opportunity – Tenants in Situ
- ✓ Well-Presented Three Bedroom Semi-Detached Property
- ✓ Established Tenancy Providing Immediate Rental Income
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

An excellent investment opportunity offering a well-presented three-bedroom semi-detached property, sold with tenants in situ and currently achieving £775 per calendar month, providing an immediate rental income stream for investors.

Situated in a popular residential location within easy reach of Whiston Village, Whiston train station, local schools, public transport links and excellent motorway connections, the property is well positioned for the rental market.

The accommodation comprises an entrance hall, spacious lounge with feature fireplace, fitted kitchen with integrated appliances, three bedrooms and a modern family bathroom. Externally, there are attractive front and rear gardens, together with a driveway providing off-road parking.

The property represents an attractive addition to an investment portfolio, offering an established tenant, rental income from completion and strong local amenities and transport links.

Current rental income: £775 PCM (£9,300 per annum).

Viewing is recommended for investors seeking a ready-made buy-to-let opportunity

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 1967

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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

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