

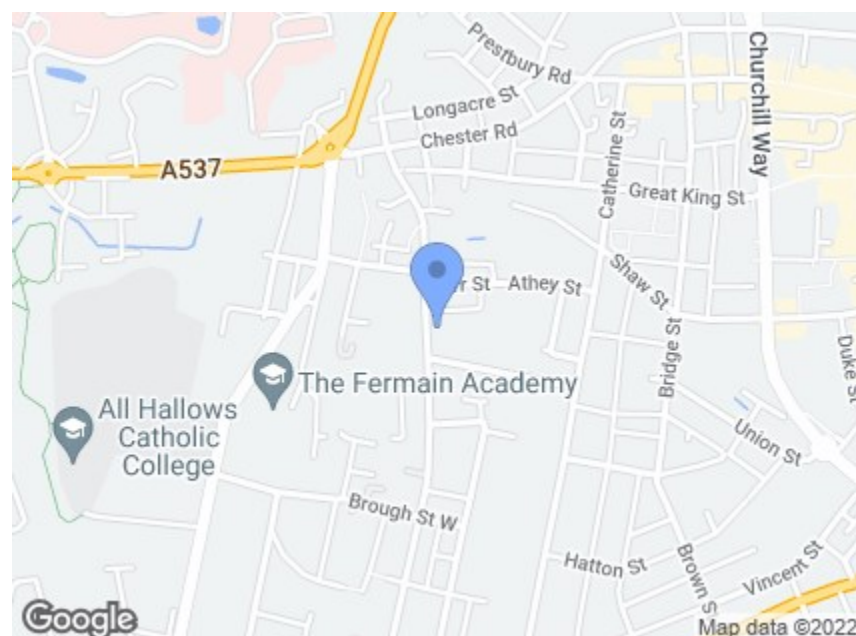
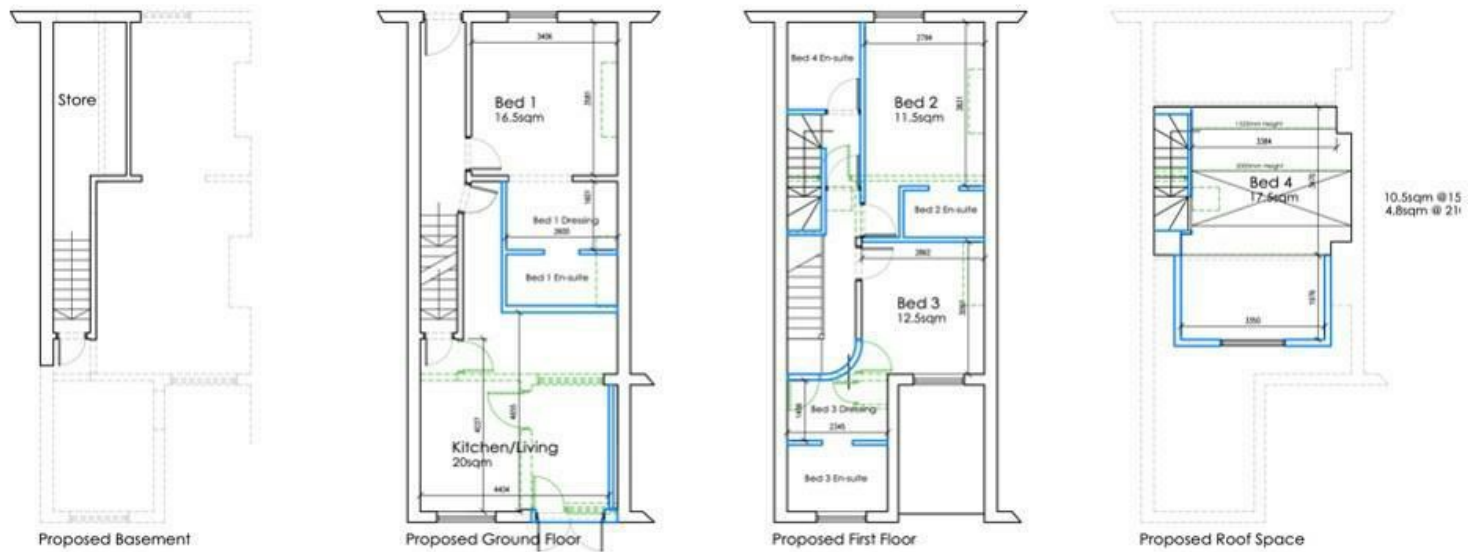


Charles Louis Homes Ltd
4 Bolton Street
Ramsbottom
Bury
BLO 9HX

CHARLES LOUIS

E propertyenquiries@charleslouis.co.uk
T 0161 959 0166
www.charleslouishomes.co.uk

HOMES LIMITED



Directions

Macclesfield is located in the county of Cheshire, North West England, ten miles south of the major town of Stockport, 131 miles north of Cardiff, and 147 miles north-west of London. Macclesfield lies five miles south of the Greater Manchester border. Macclesfield falls within the authority of Cheshire East.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

75 Crompton Road
, Macclesfield, SK11 8EB

Price guide £360,000



- ***Investment Property* Recently Refurbished, Income Generating Fully Licenced HMO**
- **All En Suite Bathrooms, With Shared Open Plan Kitchen & Living Room**
- **Fully Let With WaitList From Tenants For Rooms**
- **Street Parking & Within Walking Distance to Macclesfield Town Centre.**
- **Mid Mews House, Converted To A Four Bedroom Property.**
- **Spacious Decked Area With Outside Covered Benched Seating Area**
- **Ideal for Investors & Income-Producing**
- **A Must See!!! To Appreciate Condition, Size & Location**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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*****FANTASTIC INVESTMENT PROPERTY NOW AVAILABLE**FULLY REFURBISHED THROUGHOUT TO A HIGH STANDARD**FULLY LICENCED FOUR BEDROOM HMO, ALL WITH EN-SUITES**FULLY LET & MANAGED***Opportunity to purchase an income generating fully licenced HMO in a high demand town – Macclesfield Cheshire. Annualised rent and costs confirmed. Recently completely refurbished with all refurbishment details available.**

This 4 bed mid terrace has been recently renovated to a high standard and is being sold fully tenanted. The house consists of four beautifully designed and spacious double rooms all with high quality en suite bathrooms all fully furnished including tvs. Each bedroom is different in its own way from the loft conversion with a stunning view over the Peak District and Macclesfield forest, to the ground floor bedroom with in built dressing area, everything has been thought of when it comes to these rooms. A high spec kitchen diner area with breakfast bar and in-built dishwasher and washer dryer as well as plenty of storage space for the tenants. The kitchen has a standard 4 top hob and convection oven as well as a large standalone fridge freezer. At the rear, a spacious decked area with outside covered benched seating area perfect for entertaining with friends with outside plug, water tap and bike storage. This property benefits from on street parking at the front of the property and is within walking distance to Macclesfield town centre.

There are improvements that can be made this property has its own unused basement which could lead to possibilities of creating 1 more rooms, also a rent review could potentially increase the profits of this property. If you chose, you could sell and take advantage of the capital uplift after a refurbishment.

*Total Income Per Annum - £ 29,100.00 GBP * Property Management 10%-£ 2,910.00 GPB *Bills/Utilities/Costs - £.5,130.00 GBP * Net Income £ 23,724 * Gross Yield - 8.77% *Yield on Cash Invested After Mortgage -10.47%

Hallway

Open Plan Kitchen & Shared Living Room



Alternative View



Bedroom One



En- Suite



Bedroom Two



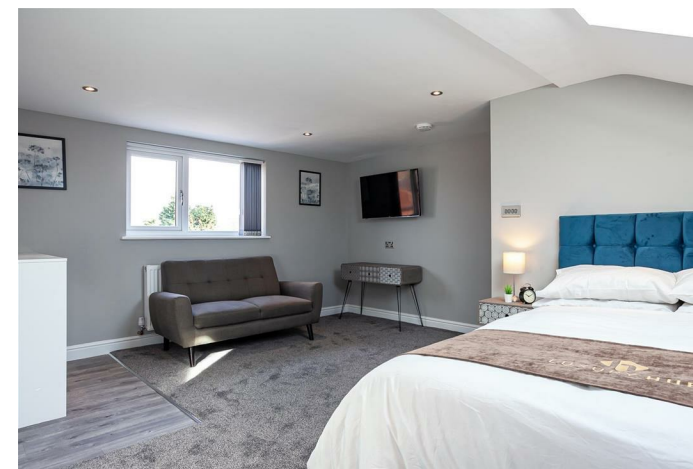
En-Suite



Bedroom Three

En-Suite

Bedroom Four



En-Suite

Rear Garden



Alternative View



Total Income Per Annum £ 29,100.00 GBP
Property Management 10% £ 2,910.00 GPB
Bills/Utilities/Costs £.5,130.00 GBP
Net Income £ 23,724
Purchase Price £360,000
Gross Yield 8.77%
Mortgage £253,750
Deposit £108,750
Yield on Cash Invested After Mortgage 10.47%

Property Managed by Luxury Hub, fully let with waitlist from tenants for rooms
Debt funding available for the property from Charles Louis Mortgage Advisors