



Property Solutions

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Two vertical racks of property listings are displayed in the window. Each listing card features the FM logo, a property image, and text including 'Full Investment Property', 'Monthly Rental', and 'Fees 2%'. The listings include details such as '100 sq ft office space', '2 bedrooms', '3 bedrooms', and '4 bedrooms'.

Full investment property located in Liverpool at commercial and residential of refurbishment. Full week offers 7 day exchange

486

Liverpool Road

Eccles



In Excess of £140,000

Liverpool Road

Eccles

NO CHAIN INVESTMENT OPPORTUNITY! Introducing a unique opportunity to acquire this versatile property set in an excellent location within Peel Green, Eccles located close to excellent transport links and other local amenities.

Council Tax band: B

Tenure: Leasehold

- Commercial Investment Opportunity
- No Chain
- Potential Rental Income Of £1,000 PCM For Commercial Premises
- 2 Double Bedroom & 2 Reception Rooms
- Fitted Kitchen, Shower and WC
- Currently Used As Office and Residential Space



Lounge

13' 9" x 13' 9" (4.19m x 4.19m)

Complete with ceiling spotlights, toughened glass doors and windows and wall mounted radiator. Fitted with tiled flooring.

Kitchen

5' 9" x 7' 1" (1.75m x 2.16m)

Featuring complementary base units. Complete with a ceiling light point and double glazed window to the side.

Dining Room

12' 6" x 10' 9" (3.81m x 3.28m)

Complete with a ceiling light point, double glazed patio doors and wall mounted radiator. Fitted with lino flooring.

Bedroom One

13' 8" x 11' 0" (4.17m x 3.35m)

Complete with a ceiling light point, double glazed window and wall mounted radiator.

Bedroom Two

12' 3" x 10' 7" (3.73m x 3.23m)

Complete with a ceiling light point, double glazed patio doors and wall mounted radiator.

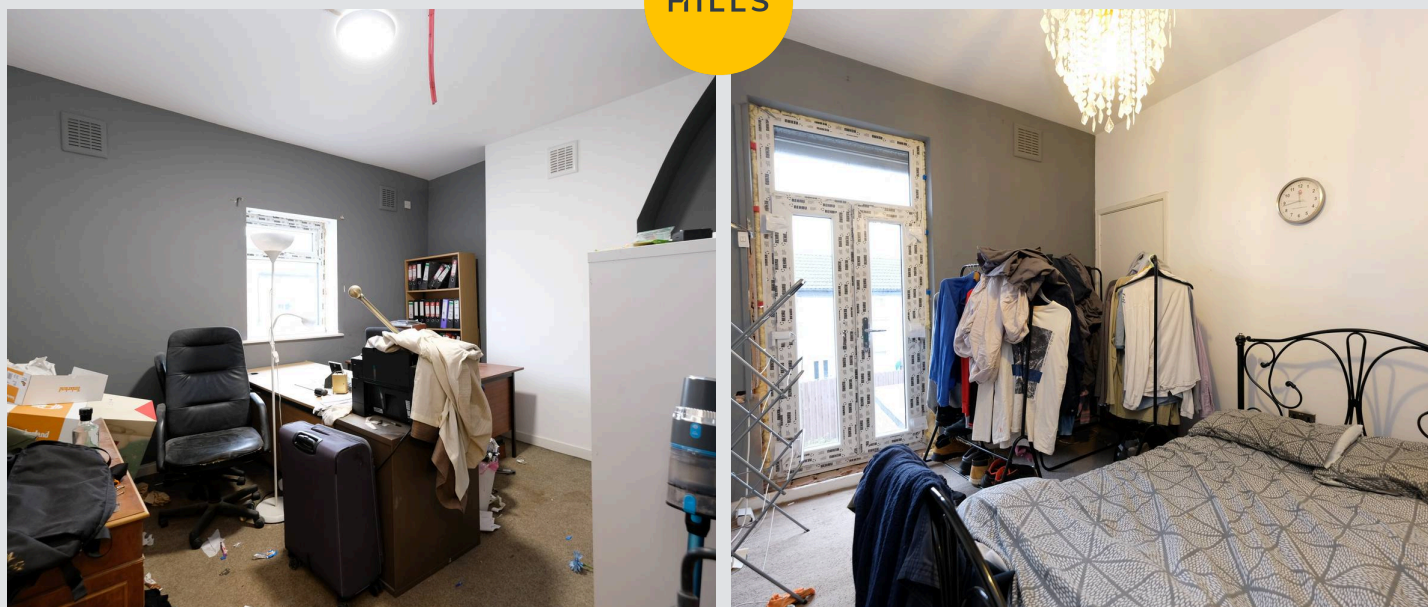
Bathroom

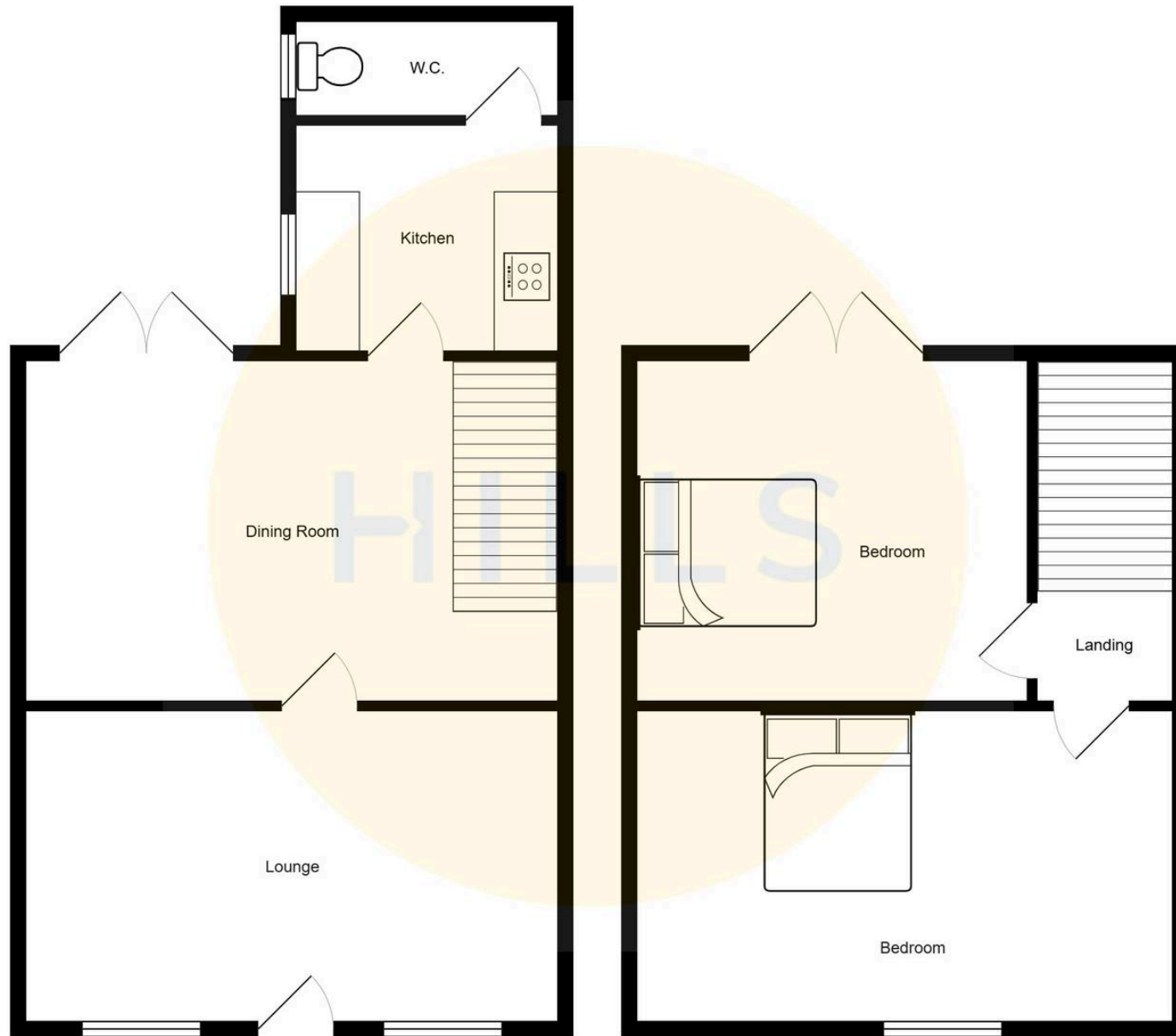
8' 8" x 5' 8" (2.64m x 1.73m)

Featuring a walk in shower and W.C. Complete with a double glazed window to the side and wall mounted radiator.



HILLS







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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. Every effort and precaution has been made to ensure these particulars are correct and not misleading but their accuracy is not guaranteed nor do they form part of any contract. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only.