



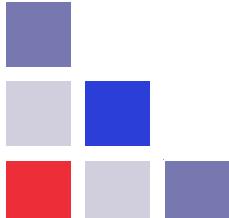
## Chaddock Street

Preston PR1 3TL

**INVESTMENT  
OPPORTUNITY**

Hazelwells are delighted to offer to the market this buy to let investment which comprises 2 x studio flats and 4 x 1 bed flats with a current gross income of £31,896 per annum. Situated in a popular location close to Winckley Square, Avenham & Miller Parks and short walk to the train station and all city centre amenities. The property is currently fully let and has potential to improve the yield. Grade II listed property in a conservation area. Viewings are a must to fully appreciate this deceptively spacious property.

**£375,000**



**Hazelwells**  
sales & lettings

Tenure: LEASEHOLD balance of 999yrs.

Peppercorn rent.

### Entrance Hallway

#### Studio 1 - £350pcm

**EPC: E**

12' 10" x 14' 8" (3.92m x 4.48m)

Double glazed window and external sash window to the front, kitchen, shower room. Electric heating.



#### Studio 2 - £398pcm

**EPC: D**

15' 3" x 12' 5" (4.66m x 3.78m)

Double glazed window and external sash window to the rear, kitchen, shower room. Electric heating.



#### Flat 1 Duplex - £485pcm

**EPC: D**

Gas central heating.

### Entrance Vestibule

3' 1" x 6' 6" (0.95m x 1.99m)

### Kitchen

12' 10" x 10' 5" (3.92m x 3.17m)

Sash windows to the side, fitted kitchen with a range of wall and base units, integrated electric oven, gas hob, fridge freezer, dishwasher and space for washing machine. Tiled Floor and an open tread staircase to the first floor.



### Living Room

18' 8" x 10' 6" (5.68m x 3.19m)

Sash window and french doors leading out to the garden.

### Bedroom

9' 2" x 10' 7" (2.79m x 3.23m)

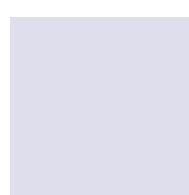
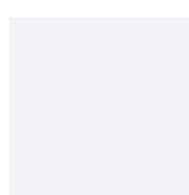
Sash window to the side, panel radiator.



### Shower Room

4' 10" x 8' 1" (1.48m x 2.46m)

Three piece suite with corner shower, wc and wash hand basin. Gas CH Boiler. Sash window to the side and a panel radiator.



## First Floor

### Flat 2 - £450pcm

Gas central heating.

**EPC: C**

#### Living Room

10' 6" x 16' 5" (3.19m x 5.00m)

Sash windows to the rear, panel radiator. Open plan to the modern fitted kitchen.

#### Bedroom

8' 0" x 10' 7" (2.44m x 3.23m)

Sash window to the side, panel radiator.

#### Shower Room

4' 10" x 6' 9" (1.47m x 2.07m)

Modern three piece suite, extractor fan.

### Flat 3 - £425pcm

Electric heating.

**EPC: C**

#### Living Room

9' 5" x 7' 7" (2.86m x 2.31m)

Sash windows to the front, panel radiator. Open plan to the modern fitted kitchen.

#### Bedroom

9' 4" x 5' 1" (2.85m x 1.54m)

Sash window to the front, panel radiator.

#### Shower Room

9' 4" x 7' 7" (2.85m x 2.31m)

Modern three piece suite, extractor fan.

## Second Floor

### Flat 4 - £450pcm

Gas central heating.

Stairs to second floor

**EPC: E**

#### Living Room

11' 0" x 11' 0" (3.36m x 3.35m)

Sash windows to the rear, panel radiator.

#### Kitchen

10' 2" x 10' 0" (3.11m x 3.04m)

Velux, fitted kitchen wall base unit.

#### Bedroom

9' 6" x 12' 9" (2.90m x 3.89m)

Sash window to the front, panel radiator.

#### Bathroom

6' 8" x 4' 11" (2.04m x 1.49m)

A four piece suite with wc, pedestal wash hand basin, corner shower and a sunken bath. Sash window to the rear.



## Exterior

An enclosed low maintenance rear garden with lobby access and gate access to the rear parking.

### Gated Parking - £100pcm

36' 5" x 23' 2" (11.11m x 7.06m)

Secure gated Parking accessed off Bairstow Street



If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.