



OAK ROAD

QUEENSGATE
DEESIDE
CH5 2RS

£295,000



Manchester's Leading
Independent Estate Agent

OAK ROAD

QUEENSGATE, DEESIDE
CH5 2RS



3



2



1



Garage &
Drive



1010 SQ FT



Freehold



EPC Rating: A

5.49% GROSS YIELD | TENANT IN SITU | £1,350 PCM RENTAL INCOME | MODERN 3-BED DETACHED | £295,000

Thornley Groves are delighted to bring to the market this modern three-bedroom detached property, offered for sale with a tenant already in situ and currently producing £1,350 per calendar month in rental income.

Constructed by the highly regarded Persimmon Homes, this recently built property presents an excellent opportunity for investors seeking a modern, low-maintenance residential investment with an established rental income from day one.

Ideally positioned in a popular and well-connected area of Deeside, the property benefits from scenic river walks just a two-minute stroll away, while major road networks provide convenient access to Chester, Liverpool and Liverpool John Lennon Airport. Local shops, amenities and schools are also within easy reach, supporting the property's appeal to the rental market.

Internally, the property offers well-planned and contemporary accommodation across two floors.

The ground floor comprises a welcoming entrance hallway leading into a generous lounge, with French doors opening onto the enclosed rear garden. The modern open-plan kitchen/diner is fitted with a range of contemporary units and integrated appliances, including a fridge freezer, dishwasher and oven, together with a breakfast bar. A separate utility area and downstairs WC complete the ground floor.

To the first floor are three well-proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom features a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from a private driveway providing off-road parking for two vehicles, an EV charging point and an enclosed rear garden, predominantly laid to lawn.





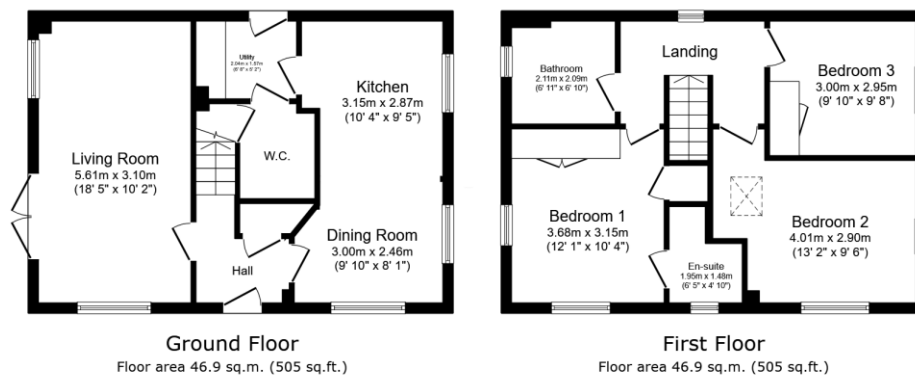
JULIE CONSTABLE'S COMMENTS

**JULIE CONSTABLE
SALES MANAGER**

OPPORTUNITY TO PURCHASE A TENANTED
INVESTMENT PROPERTY

5.59% GROSS YIELD | TENANT IN SITU | £1,350
PCM RENTAL INCOME | MODERN 3-BED
DETACHED | £290,000 | NET ROI 9.97 %

FLOORPLAN



Total floor area: 93.8 sq.m. (1,010 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.co](https://www.propertybox.co)

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