



Crispin Street, St Helens WA10 3TH
Guide Price £300,000

RG
Rutter Green

64 Kenyon Road

Wigan

WN1 2DQ

www.ruttergreen.co.uk

hello@ruttergreen.co.uk

01942 367915

Crispin Street, St Helens WA10 3TH

6 Bedroom HMO For Sale Via Auction

- For Sale Via Online Auction
- 6 Bedroom HMO
- Rental Yield of 13.6%
- HMO Licence In Place
- Professional Environment
- Finished To A High Standard
- Close To Local Amenities
- Income Producing From Day One
- Established Rental Demand Location
- Shared Kitchen And Communal Facilities

Rutter Green Auctions are delighted to bring to the market a 6 Bedroom Fully licenced HMO within Walking Distance to St Helens Town Centre. This is a rare opportunity to secure a fully licensed, income-producing HMO delivering a strong 13.6% rental yield in a proven rental location close to St Helens Town Centre. With a valid HMO licence already in place, removing the time, cost and risk associated with conversion, compliance works and licensing applications. The property is fully operational and generating income, allowing the successful purchaser to benefit from immediate cash flow from completion. The property is arranged as a multi-let dwelling with shared communal facilities and is structured to maximise rental return while remaining compliant with licensing standards. With the hard work already done, this represents a straightforward acquisition for investors seeking yield without delay. Offered for sale via auction, this property is expected to generate strong interest from cash buyers and portfolio landlords seeking high-yielding stock in established locations. Serious investors are advised to review the legal pack and arrange viewing without delay.





If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

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Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with Wigan Council.

