



PENNY LANE
COLLINS GREEN
WARRINGTON
WA5 4DT



PENNY LANE, COLLINS GREEN, WARRINGTON, WA5 4DT

Two Bedroom Terraced Home In Semi Rural Collins Green – Ideal For Investors Or Cash Buyers. This Two Bedroom Garden Fronted Property Offers A Fantastic Opportunity For Those Seeking A Renovation Project. Surrounded By Open Parkland And Farmland, It's Perfect For Investors, Developers, Or Cash Buyers Looking To Add Value In A Desirable Semi Rural Location.

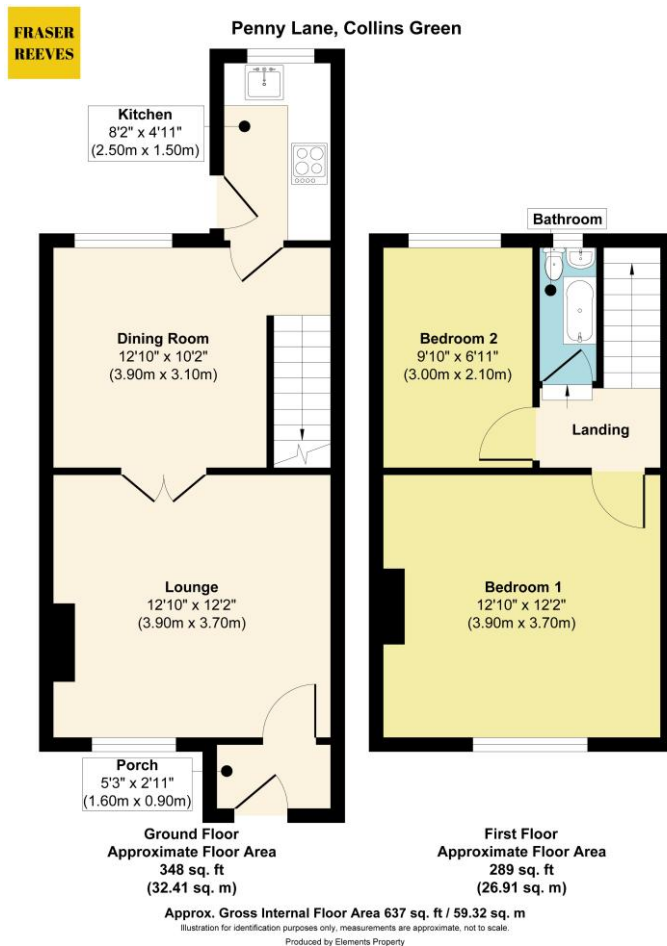
This garden fronted terraced property includes an entrance porch, front lounge with double doors leading to the dining room, and a kitchen to the rear.

Upstairs, the home offers two good sized bedrooms and a family bathroom. While neatly presented, the property would benefit from general updating and works to the roof and damp areas factors which have been reflected in the keen asking price. The enclosed paved rear courtyard is private, bright, and includes a rear access gate.

This property has excellent investment potential. Similar homes on the street are already successfully let, with the most recent tenancy achieving £10,800 Per annum with its attractive price, appealing location, and strong local rental market, this is a compelling opportunity for the right buyer.







General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central heating

Broadband (if known): Standard – 6mbps download, 0.7mbps upload, Superfast – 80mbps download, 20mbps upload, Ultrafast – 1800mbps download, 220 mbps upload

Mobile Signal/Coverage: Vodafone 87%, EE 84%, Three 81%, O2 75%

Flood Risk: None

Local Authority:

Warrington Borough Council

Council Tax:

Tax Band A

Tenure:

Freehold



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

rightmove

ZOOPLA
PrimeLocation

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

FR

FRASER REEVES