



2 Slater Street

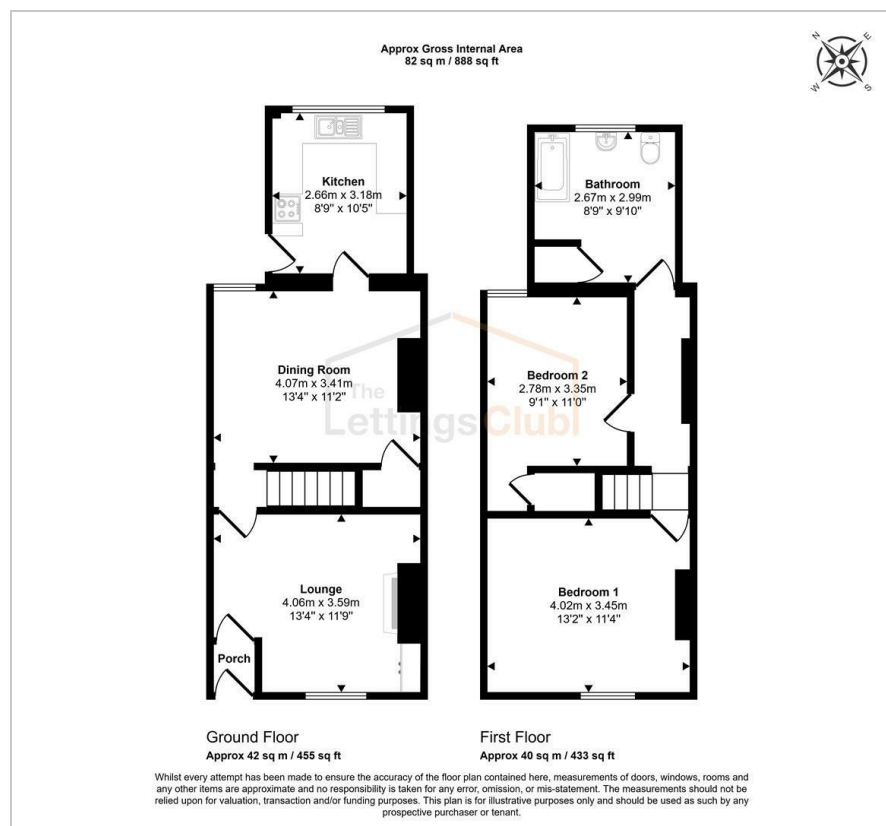
, Warrington, WA4 1DN

Offers in excess of £135,000





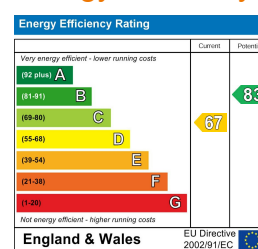
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Tenanted PS Office on if you wish to arrange a viewing appointment for this property or require further information.

- **TENANTED INVESTMENT** ■ Sold with long term tenants in situ PROPERTY
- Peppercorn leasehold
- 7% gross yield
- Two bedrooms
- Rear garden
- Walking distance from the town centre
- Easy access to Liverpool and Manchester
- Great location
- Invest today!

**ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!**

Offered to the market as a ready-made investment, this well proportioned two bedroom terraced house is sold with long term tenants in situ with an attractive 7% gross yield. The property is well located just a short walk from Warrington town Centre providing easy access to local amenities as well as neighbouring cities. The property also benefits from a private yard to the rear and on street parking (subject to availability).

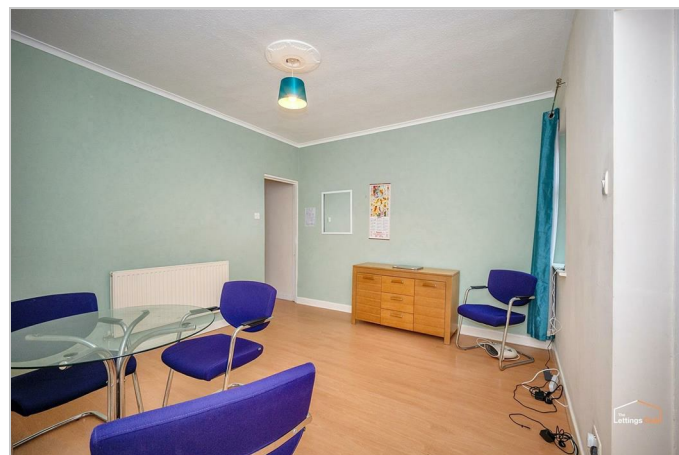
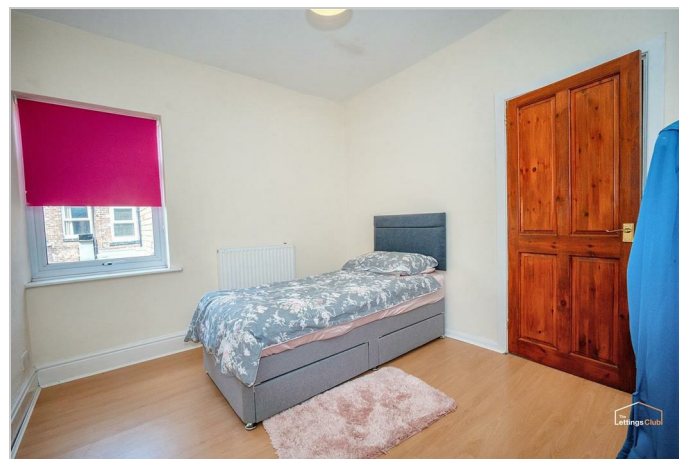
This style of property is high in demand in the rentals market and provides a great opportunity for a first time investor or perhaps an addition to an expanding portfolio.

A look inside the property:

The property briefly comprises; Entrance hallway, open plan dining/living space, kitchen with access into the yard. To the first floor, two bedrooms and a good sized bathroom. Externally there is a private garden to the rear of the property.

Location:

The property is situated within a short walk of Warrington town centre, providing super convenient access to



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