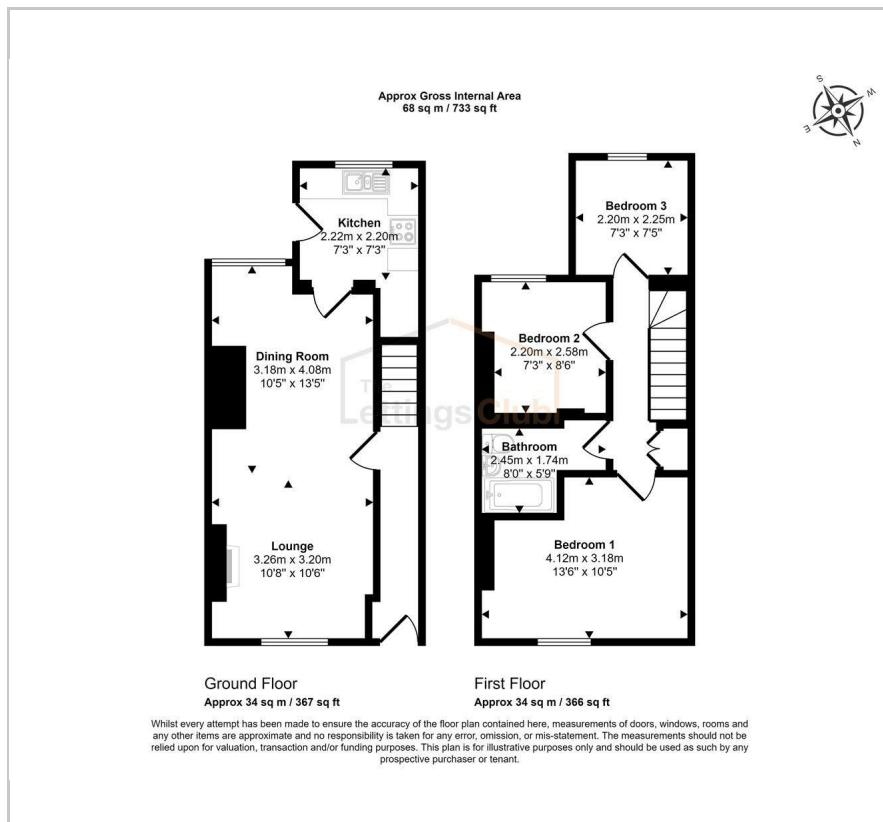




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

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

- READY MADE INVESTMENT ■ Long term tenant in situ PROPERTY
- 6.1% gross yield
- Outside space
- Freehold
- Easy access into Liverpool and Manchester
- Three bedrooms
- Walking distance to Warrington
- Hands off investment
- Invest today!



ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!

Offered to the market as a ready-made investment, this well proportioned three bedroom terraced house is sold with long term tenants in situ with an attractive 6% 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, three 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



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.