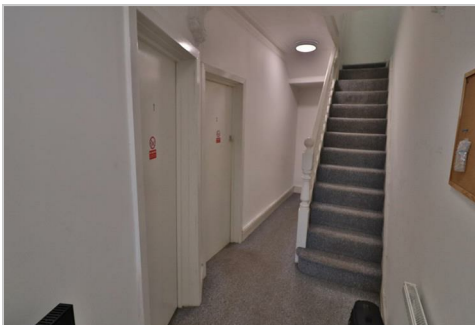


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## **130 St. Marys Street, Warrington, WA4 1EW**

### **Offers In The Region Of £315,000**

INVESTMENT OPPORTUNITY, SEVEN BEDROOM HMO, SET OVER THREE FLOORS, INCOME RENTAL OF £4175 PER MONTH, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, SOUGHT AFTER LOCATION, CLOSE TO AMENITIES AND EASY ACCESS TO THE TOWN CENTRE AND MOTORWAY NETWORK, CALL FOR FURTHER DETAILS.

We are delighted to offer for purchase this HMO property which offers an ideal investment opportunity comprising seven bedsits with cooking and ensuite facilities. Situated in a sought after location, with in easy reach of the town centre, motorway networks and rail services the accommodation briefly comprises: Communal entrance hallway, three ground floor bedrooms, first floor landing three further bedrooms, second floor bedroom. Externally the property has areas to the front and rear elevations. Currently achieving a monthly rental of £4175 per month. Please call for further details.

**COMMUNAL ENTRANCE HALLWAY**



**ROOM THREE**



**FIRST FLOOR LANDING**



With access to the second floor.

Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



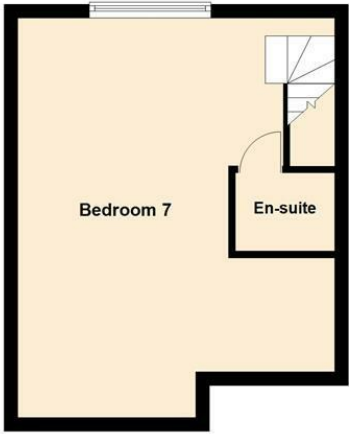
First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)

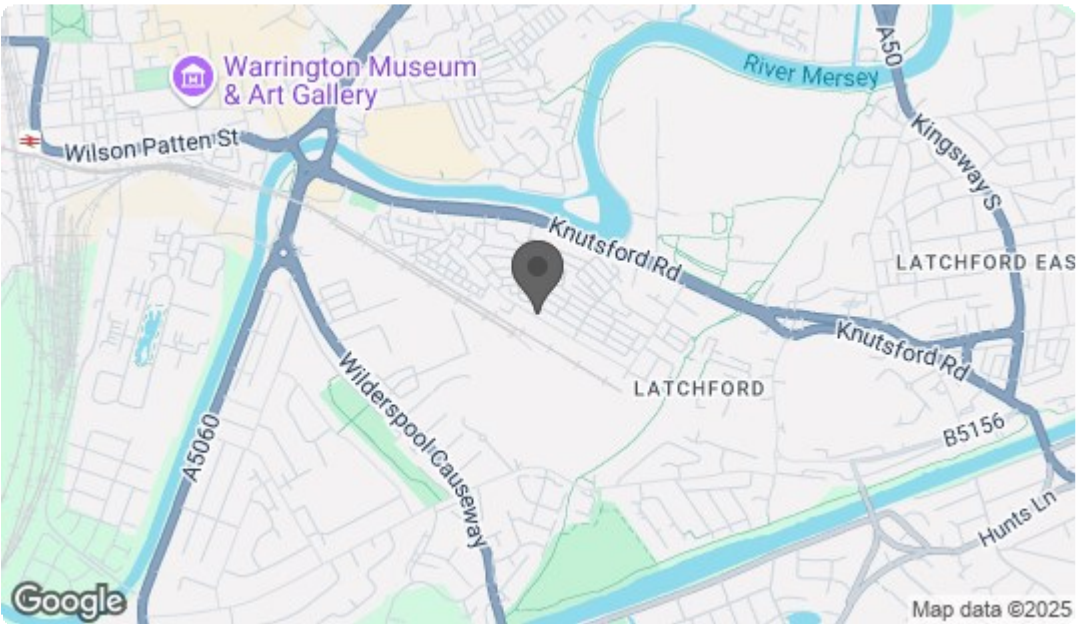


Second Floor

Approx. 25.8 sq. metres (278.0 sq. feet)



Total area: approx. 123.3 sq. metres (1327.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		