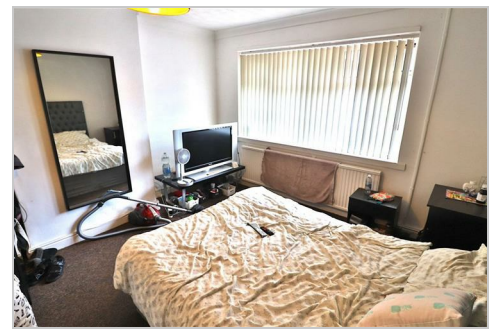


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## 180 Cliftonville Road, Warrington, WA1 4BJ

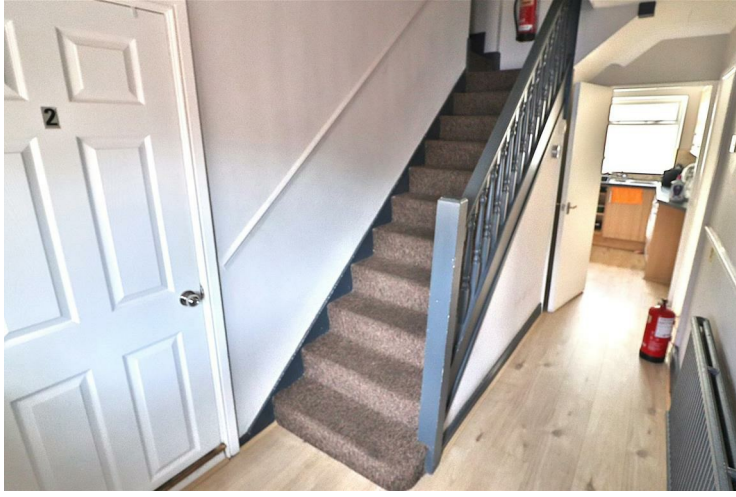
### Offers In The Region Of £250,000

INVESTMENT OPPORTUNITY, FIVE BEDROOM HMO, INCOME RENTAL OF £2361 PER MONTH, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, COMMUNAL LOUNGE, KITCHEN, CONSERVATORY, AND BATHROOM/W.C, SOUGHT AFTER LOCATION AND EASY ACCESS TO MOTORWAY NETWORK, CALL FOR FURTHER DETAILS.

We are delighted to offer for purchase this HMO property which offers an ideal investment opportunity. Situated in a sought after location within easy reach of motorway networks and rail services the accommodation briefly comprises: Entrance hallway, communal kitchen, lounge and conservatory two ground floor bedrooms, first floor landing, three further bedrooms and a bathroom/w.c. Externally the property has off road parking to the front and an enclosed rear garden mainly laid to lawn. Please call for further details.



## ENTRANCE HALLWAY



Accessed via a Upvc double glazed front door, wood laminate flooring, stairs leading to the first floor accommodation, under stairs storage area, dado rail.

## LOUNGE



Communal lounge area with patio doors leading to a conservatory, wood laminate flooring, coved ceiling.

## CONSERVATORY



Upvc double glazed conservatory with patio doors leading to the rear garden, wood laminate flooring.

## KITCHEN



Fitted with a range of wall and base units incorporating a stainless steel sink unit with mixer tap, built in stainless steel electric oven and has hob with extractor above, integrated fridge freezer, plumbed for a washing machine, wood laminate flooring, part tiled walls, two Upvc double glazed windows to the rear elevation, exterior Upvc double glazed door.

## CLOAKROOM W.C



Fitted with a low level w.c and wash hand basin, wood laminate flooring.

## ROOM 1



With a Upvc double glazed window to the front elevation, coved ceiling.

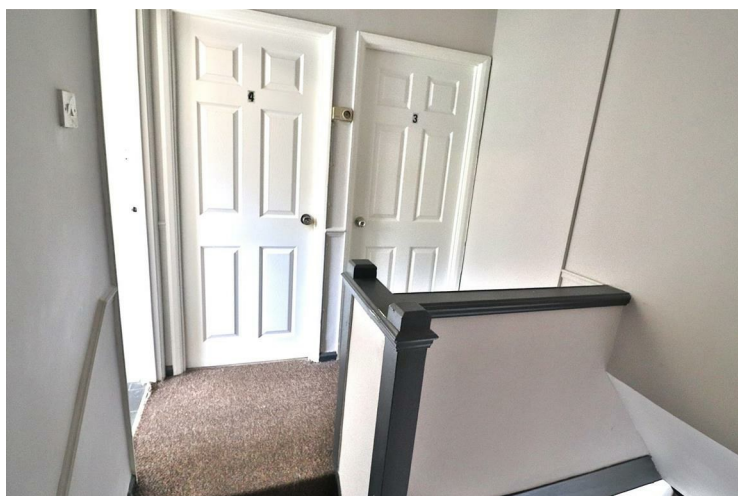


### ROOM 1

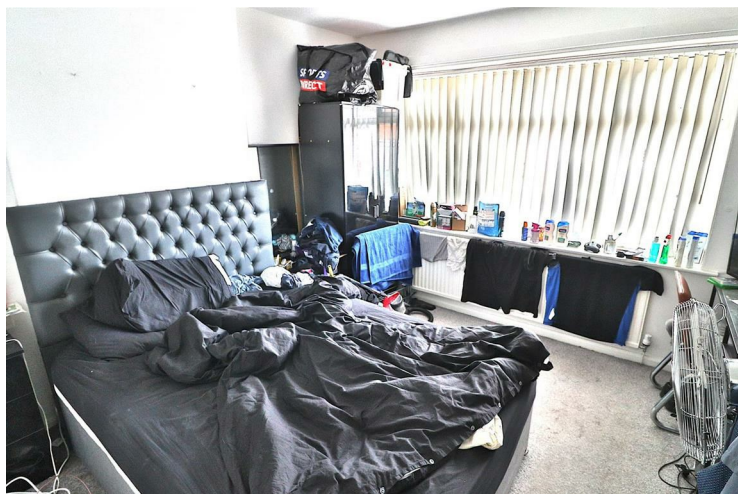


With a Upvc double glazed window to the front elevation,

### FIRST FLOOR LANDING



### ROOM 3



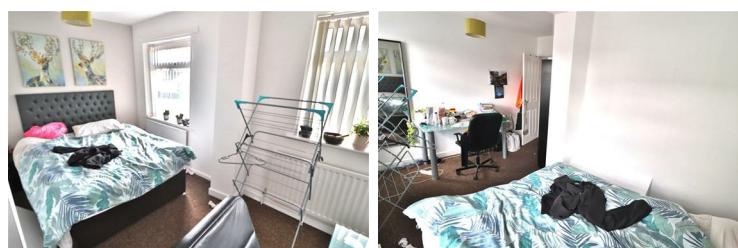
With a Upvc double glazed window to the front elevation.

### ROOM 4



With a Upvc double glazed window to the rear elevation.

### ROOM 5

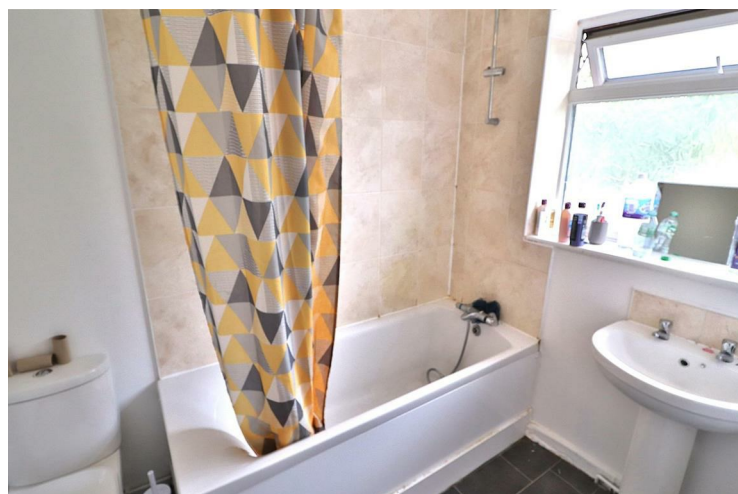


With two Upvc double glazed windows to the front elevation access to an ensuite shower room.

### ROOM 5 ENSUITE

Fitted with a low level w.c, corner shower enclosure and pedestal wash hand basin, part tiled walls, extractor unit, Upvc double glazed window to the rear elevation.

### BATHROOM/W.C



Fitted with a low level w.c, pedestal wash hand basin and panelled bath with mixer shower attachment, part tiled walls, Upvc double glazed window to the rear elevation.

### OUTSIDE

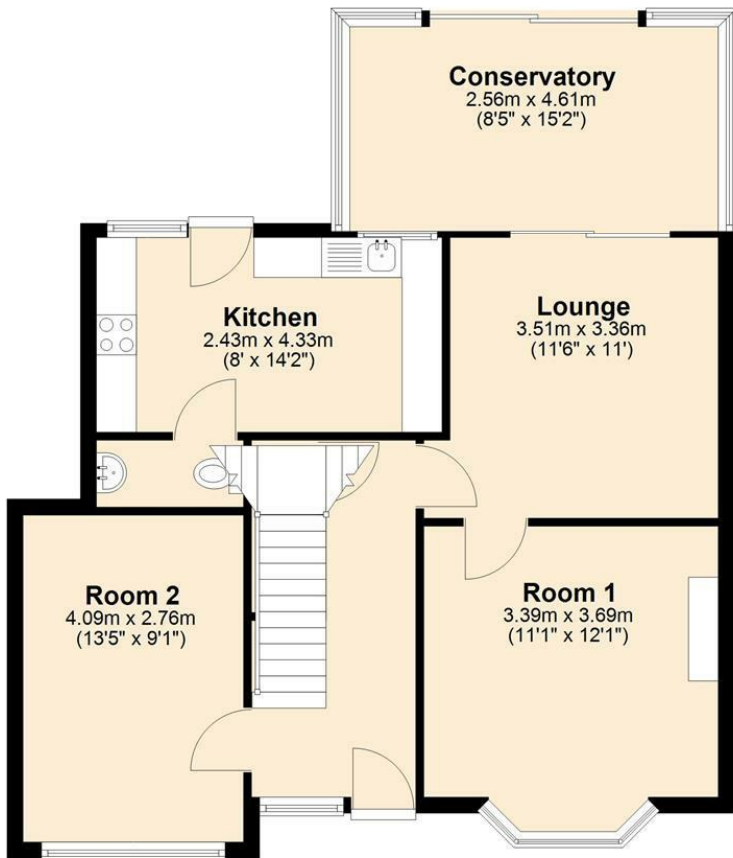


Externally the property has off road parking available and an enclosed rear garden.



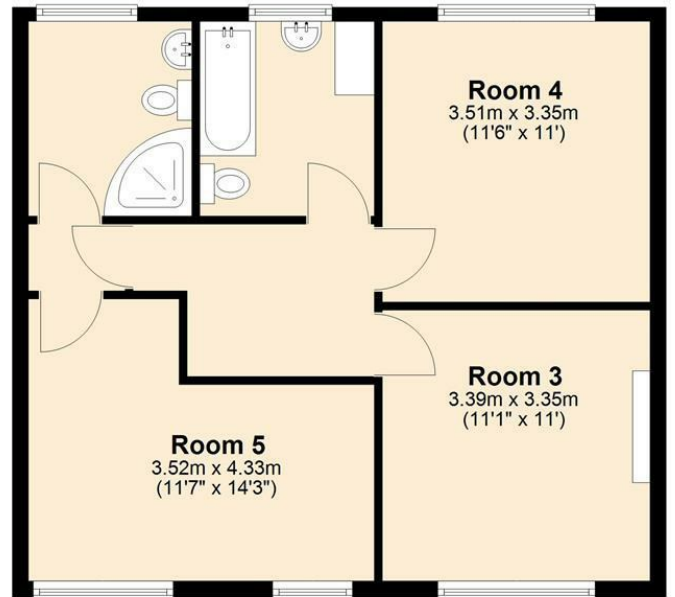
## Ground Floor

Approx. 71.7 sq. metres (772.2 sq. feet)

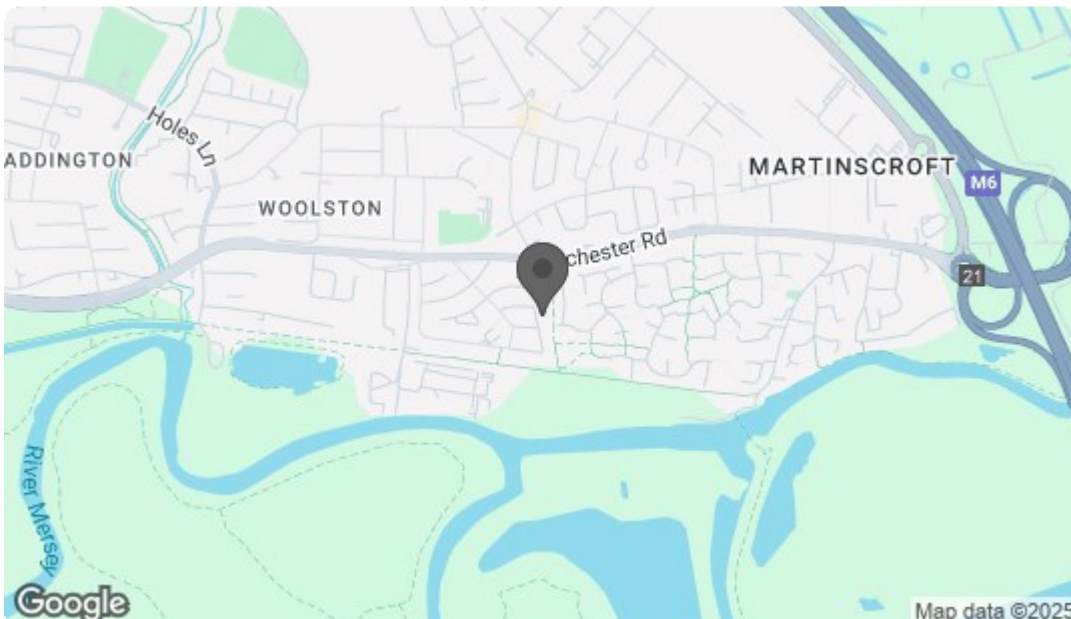


## First Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



Total area: approx. 125.8 sq. metres (1354.6 sq. feet)



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
	74	84	
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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