

FOR SALE



Frank Street, Widnes

**1 Bedroom, 1 Bathroom, First Floor
Maisonette**

Offers In Region Of £75,000


MARTIN&CO

19 Frank Street

- TURN KEY INVESTMENT OPPORTUNITY
- LEASEHOLD
- 125 YEAR LEASE FROM DECEMBER 2016
- 115 YEARS REMAINING ON LEASE
- ONE BEDROOM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		

Excellent turnkey investment opportunity. Purpose-built 1-bedroom maisonette with long-standing tenant wishing to stay. Features lounge, separate kitchen, spacious bedroom, bathroom with shower over bath & on-road parking. Close to town centre, amenities & transport links.

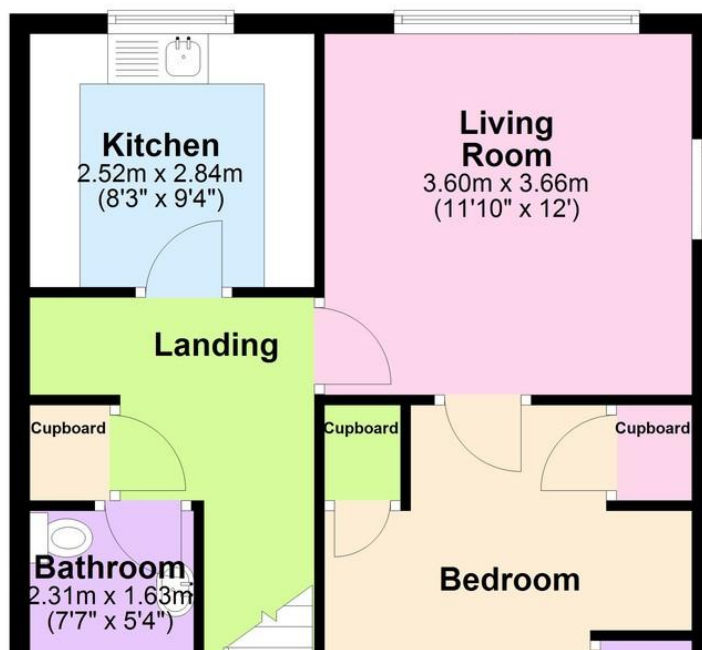
Excellent turnkey investment opportunity offering immediate rental income. This purpose-built one-bedroom maisonette is ideally situated in a convenient location close to the town centre, local amenities, and excellent transport links.

The property is well maintained throughout by the long-standing tenant, who is keen to remain, making this an attractive addition to any investment portfolio. Offering a strong return on investment with further potential to increase yield, internal inspection is highly recommended.

Accommodation briefly comprises a spacious lounge, separate fitted kitchen, good-sized bedroom, and bathroom with shower over the bath. Externally the property benefits from on-road parking

Ground Floor

Approx. 46.6 sq. metres (501.1 sq. feet)



Martin & Co Widnes

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.