

LOT  
19

9 Milvain Drive, Warrington WA2 9NZ

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

- An extended three bed semi-detached property
- Double glazing • Central heating • Off street parking
- Front and rear gardens • Garage

An extended three bed semi-detached property benefiting from double glazing, central heating, driveway, front, rear and side gardens and garage/outhouse. Following modernisation the property would be suitable for occupation, re sale or investment purposes with a potential annual income in excess of £9,600 per annum.

**Situated** Off Beatty Avenue in a popular and well established residential location close to local amenities and approximately 2 miles from Warrington town centre.

**Ground Floor** Porch entrance, Hall, Through reception room, Kitchen/Dining room.

**First Floor** Three Bedrooms, Bathroom/WC.

**Outside** Driveway, Garage/ Outhouse, Front, Side and rear gardens.

