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89 Knutsford Road, Grappenhall, Warrington WA4 2NS

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from central heating, gardens to the front and rear and a garage. The property is currently let by way of a Regulated Tenancy producing a rental of £6,500 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

### Situated

Fronting Knutsford Road (A50) in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

### Ground Floor

Two Reception Rooms, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Garage and Gardens front and rear.

### EPC rating

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### Note

Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

