

LOT  
**76**

116 Greenalls Avenue, Warrington WA4 6RJ

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroomed Grade II listed cottage style town house benefiting from central heating. The property is currently let by way of a Regulated Tenancy producing a rental of £6,084 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 Greenall's Avenue, off Wilderspool Causeway (A49) within walking distance to Manchester Ship Canal and within close proximity to local amenities, schooling and transport links. Approximately 2.5 miles from Warrington town centre.

### Ground Floor

Two Reception rooms, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms.

### Outside

Rear Garden.

### 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.

