

LOT  
**84**

4 Cobbs Lane, Appleton, Warrington WA4 3BY

GUIDE PRICE **£150,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroomed semi-detached property benefiting from double glazing, central heating and gardens to the front and rear. The property is currently let by way of a Regulated Tenancy producing a rental of £6,760 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

Off Dale Lane which in turn is off Bridge Lane in a popular and well-established residential location within close proximity to local amenities, schooling and transport links. Approximately less than 3 miles from Warrington town centre.

### Ground Floor

Hall, two Reception rooms,  
Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Gardens to the 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.

