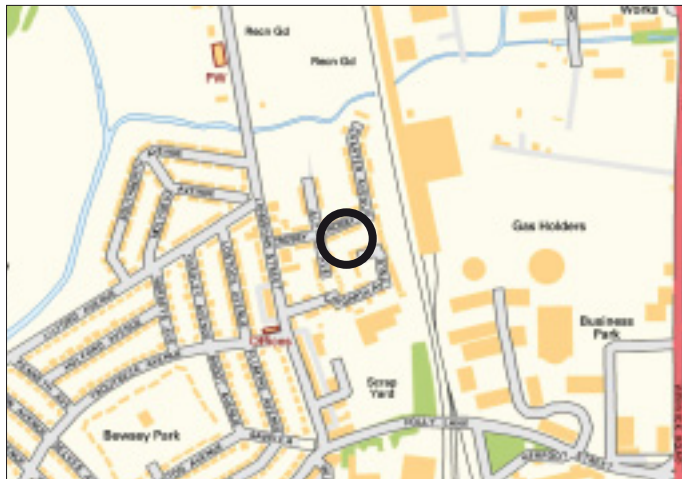


LOT  
**99**

## 23 Crosby Avenue, Warrington WA5 5DL

### RESIDENTIAL INVESTMENT

Guide price **£40,000–£45,000**



Not to scale. For identification purposes only

**A 3 bedroomed town house property currently let by way of a Regulated Tenancy producing £3,562 per annum. The property benefits from double glazing, driveway and gardens.**

#### **Situated**

Off Longshaw Street in an established residential location.

#### **Ground Floor**

1 Room, Kitchen, Bathroom/W.C, Vestibule, Rear Porch.

#### **First Floor**

3 Rooms.

#### **Outside**

Driveway and Gardens.