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**336 Warrington Road, Rainhill, Prescot, Merseyside L35 9JA**

**RESIDENTIAL INVESTMENT**

**\*GUIDE PRICE £135,000+**



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Not to scale. For identification purposes only

A substantial extended semi detached property which has been converted to provide six letting rooms all with ensuite shower/WC. There is a communal lounge/diner and kitchen. The property has been fully refurbished throughout and benefits from double glazing, central heating, new kitchen and bathroom fittings and carpeting throughout. The property is fully let and producing an annual rental income of in excess of £23,000 to include bills.

**Situated** Fronting Warrington Road in an excellent position just a short walk from Whiston Hospital, Rainhill Station and local amenities.

#### **Ground Floor**

Main Entrance Hallway, Communal Lounge/Diner, Kitchen, three Letting Rooms.

#### **First Floor**

Three Letting Rooms.

#### **Outside**

Large Rear Garden

