



Not to scale. For identification purposes only

- **Residential investment producing 17,360 per annum. Double glazing. Central heating.**

**Description** A two storey double fronted middle terraced property converted to provide four one-bedroomed self-contained apartments. The apartments are fully let by way of Assured Shorthold tenancies at a rental of £17,360 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Froghall Lane within close proximity to local amenities, Warrington train station and walking distance to Warrington town centre.

**First Floor Apt 3** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC  
**Apt 4 Duplex** Lounge, Kitchen, Bedroom, Bathroom/WC

**Ground Floor** Main entrance hallway, Storage cupboard.

**Outside** Rear communal yard.

**Apt 1** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC

**Note** We have not inspected any of the flats internally, all information has been provided by the seller.

**Apt 2** Open plan Lounge/Kitchen, Bedroom, Bathroom/WC