



Not to scale. For identification purposes only

- **Residential investment producing £14,819 per annum. Double glazing. Central heating.**

**Description** A two storey double fronted end of terraced property converted to provide four one-bedroomed self-contained apartments. The property is fully let by way of Assured Shorthold tenancies producing a rental of approximately £14,819 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.

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

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

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

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

**Outside** Rear communal yard.

**Note** We have internally inspected Flat 3, all other information has been provided by the seller.