

# 53 Sandfield Court, Sandfields, Frodsham WA6 6PT

\*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

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- **Residential investment producing £7,200 per annum.**  
**Double glazing. Front and rear gardens.**

**Description** A three bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy at a rental of £7,200 per annum. The property benefits from double glazing, front and rear gardens.

**Situated** Off Church Street (B5152) within close proximity to local amenities and Frodsham railway station.

**Ground Floor** Kitchen, Living room.

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Front and rear gardens.

**Note** The receivers are acting as agents on behalf of the borrower and shall have no personal liability under or in connection with any document/information herein enclosed nor in relation to any related matter or claim however, whenever and wherever arising.

**EPC Rating** D