



57 Ireland Street

WIDNES

Widnes, WA8 3LE



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INVESTMENT OPPORTUNITY - SELLING WITH TENANT IN SITU.

Asking Price £95,000

Offered to market this TWO BEDROOM mid-terrace property located close to Widnes town centre and CROW WOOD PARK. Comprising of a SPACIOUS LOUNGE, dining room, kitchen and bathroom to the ground floor. To the first floor are both bedrooms, with added benefits of GAS CENTRAL HEATING and DOUBLE GLAZING. The property is currently tenanted and achieving £625pcm, this property is a FANTASTIC investment opportunity for new and current landlords, with the potential for up to a 11.3% yield.





## Ground floor

### Porch

UPVC Double glazed door, door to lounge, laminate to floor.

### Lounge

3.55m x 3.60m (11' 8" x 11' 10")  
UPVC Double glazed window, two wall lights, light to ceiling, radiator, pebble effect wall mounted electric fire, door to dining room, laminate to floor.

### Dining Room

3.55m x 3.60m (11' 8" x 11' 10")  
Light to ceiling, two wall lights, radiator, stairs to first floor, archway to kitchen, laminate to floor.

### Kitchen

1.75m x 4.10m (5' 9" x 13' 5")  
UPVC Double glazed window and door to rear yard, lights to ceiling, UPVC Double glazed velux window, laminate to floor. Kitchen comprises a range of wall and base units with work surfaces over, gas cooker, stainless steel sink and mixer taps, space for fridge freezer, plumbing and space for washing machine.

## Bathroom/ Wet Room

1.55m x 2.65m (5' 1" x 8' 8")  
UPVC Double glazed window, light to ceiling, electric wall heater, shower area with electric shower, wall mounted wash hand basin and pedestal, low level WC, vinyl to floor.

## First floor

### Stairs and Landing

Light to ceiling, doors to two bedroom, carpet to floor.

### Bedroom 1

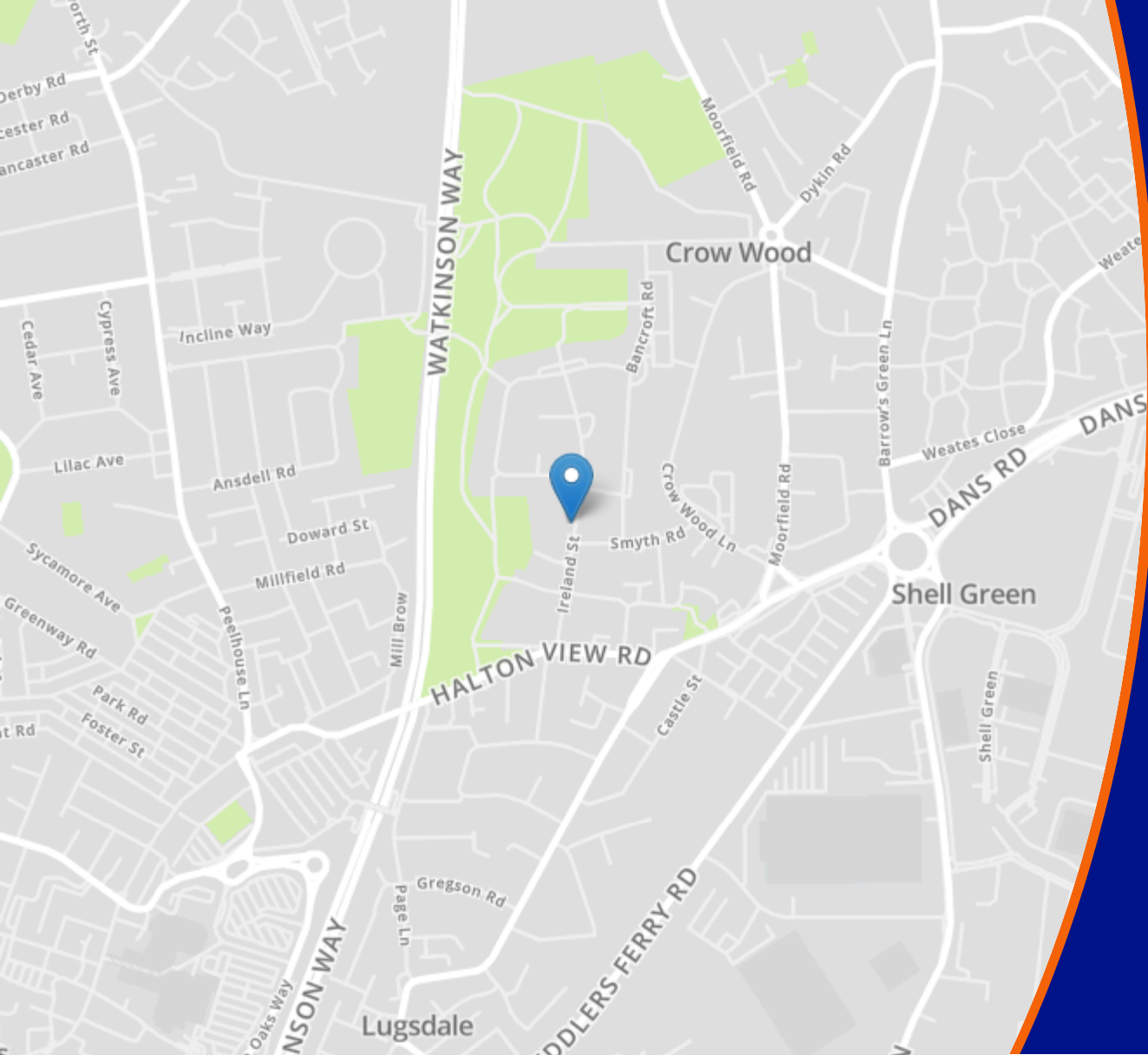
3.55m x 3.60m (11' 8" x 11' 10")  
UPVC Double glazed window, light to ceiling, radiator, laminate to floor.

### Bedroom 2

2.59m x 0.03m (8' 6" x 1")  
UPVC Double glazed window, light to ceiling, radiator, cupboard housing combi boiler, laminate to floor,

## External

### Rear Courtyard



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