



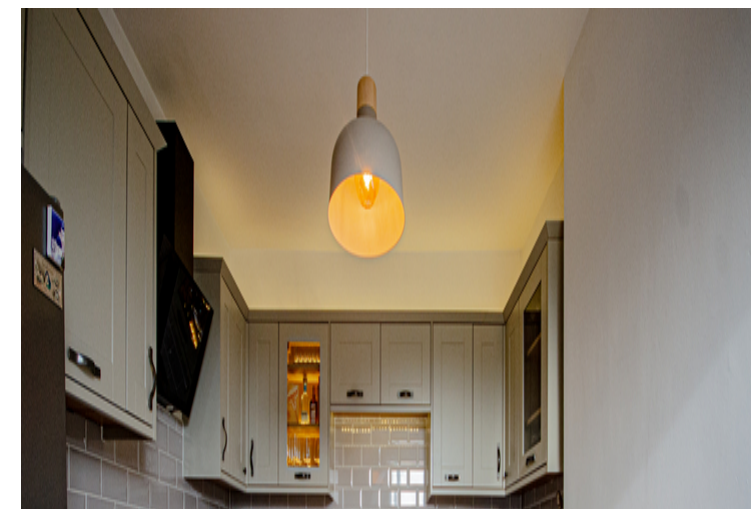


An ideal investment property, currently arranged as three separate units with the potential to bring in over £24,000 annually

- Investment Opportunity
- Three Separate Units
- Quality Fixtures & Fittings
- Potential Yield of 9% Per Annum
- Retail/Office Opportunity

Description

A large, Edwardian, end-terrace of three, currently arranged as three rental units, which combined have the potential of achieving an annum rent in excess of £24,000. The property is fully modernised with quality fixtures and fittings throughout and comprises: Large 235 ft² retail space/office with large shop front and private entrance, rear kitchenette, toilet and store. One bedroom apartment with an open plan living room and kitchen and separate bedroom with en-suite shower room and a large two storey maisonette, which comprises: Landing, large living room, kitchen dining room, utility room, shower room and two bedrooms. Externally there is a low maintenance rear garden with artificial lawn and two large brick sheds/outhouses. Unrestricted parking is available on the road.



Location

Local amenities are well catered for and include Winnington Convenience Store and the BP petrol station, which provide all the necessary day to day essentials and there is a new local centre with more facilities on the Winnington Urban Village. Winnington Park Community Primary School serves the area and there are two local high schools located in Hartford and Weaverham, these schools are rated 'good' in the current Ofsted reports. Two railway stations serve the area with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank and Northwich stations. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles.

Tenure

FREEHOLD

EPC Rating:

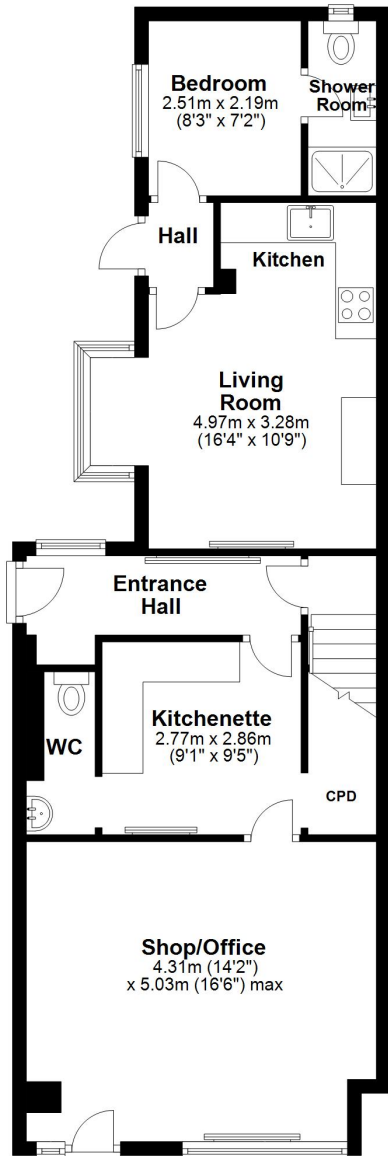
Important Notes

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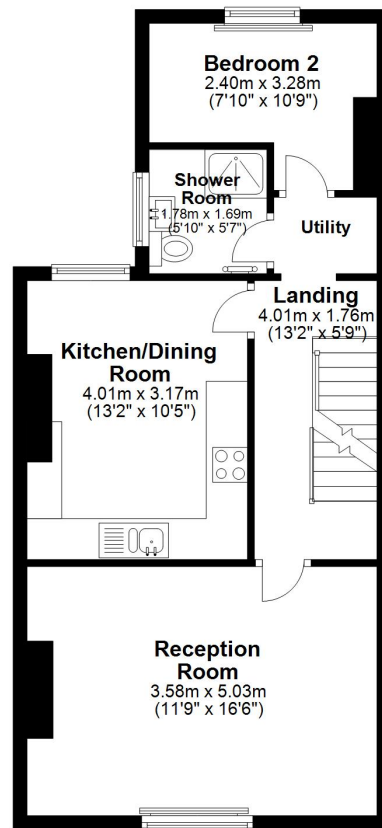
Ground Floor

Approx. 68.5 sq. metres (736.9 sq. feet)



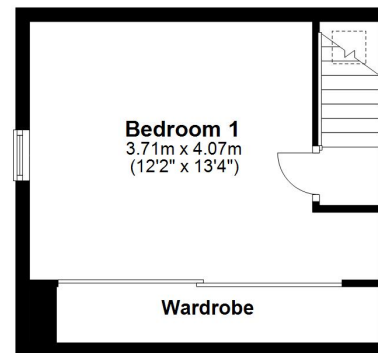
First Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 142.5 sq. metres (1533.5 sq. feet)

