

LOT  
**57**

117 Wilderspool Causeway, Warrington WA4 6PX

GUIDE PRICE **£215,000+**\*

RESIDENTIAL INVESTMENT

### Description

A double fronted end of terraced property converted into four × one bed roomed self-contained flats. The property benefits from double glazing and electric wall and water heaters. It is currently fully let by Assured Shorthold Tenancies producing a total rental income of £20,400 per annum. To the rear of the property there is a garden and space for car parking which has development potential, subject to gaining the necessary consents.

### Situated

Fronting Wilderspool Causeway (the A49) in popular and well established residential location within walking distance to a range of amenities within Warrington town centre and Stockton Heath.

### Ground Floor

**Flat 1** Living Room/Kitchen,  
Bedroom, Bathroom/WC

**Flat 2** Living Room/Kitchen,  
Bedroom, Bathroom/WC

### First Floor

**Flat 3** Living Room/Kitchen,  
Bedroom, Bathroom/WC

**Flat 4** Living Room/Kitchen,  
Bedroom, Bathroom/WC

### Outside

Garden and car parking at the rear.

