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**42**

**10 Frederick Street, Widnes, Cheshire WA8 6PG**

**GUIDE PRICE £75,000+\***

**VACANT RESIDENTIAL**

### Description

A three bedroom middle terraced house benefitting from double glazing and central heating. Following refurbishment and modernisation, the property would be suitable for investment purposes with a potential rental income of approximately £9,600.00 per annum.

### Situated

Off Milton Road within close proximity to local schooling and transport links and within walking distance to Widnes town centre.

### Ground Floor

Vestibule, Hall, Living Room,  
Dining Room, Kitchen/Diner,  
Bathroom/WC.

### Tenure

Leasehold

### First Floor

Three Bedrooms.

### Outside

Yard to rear and outbuilding.

### EPC Rating

D

### Council Tax Band

A

