



2 Slater Street

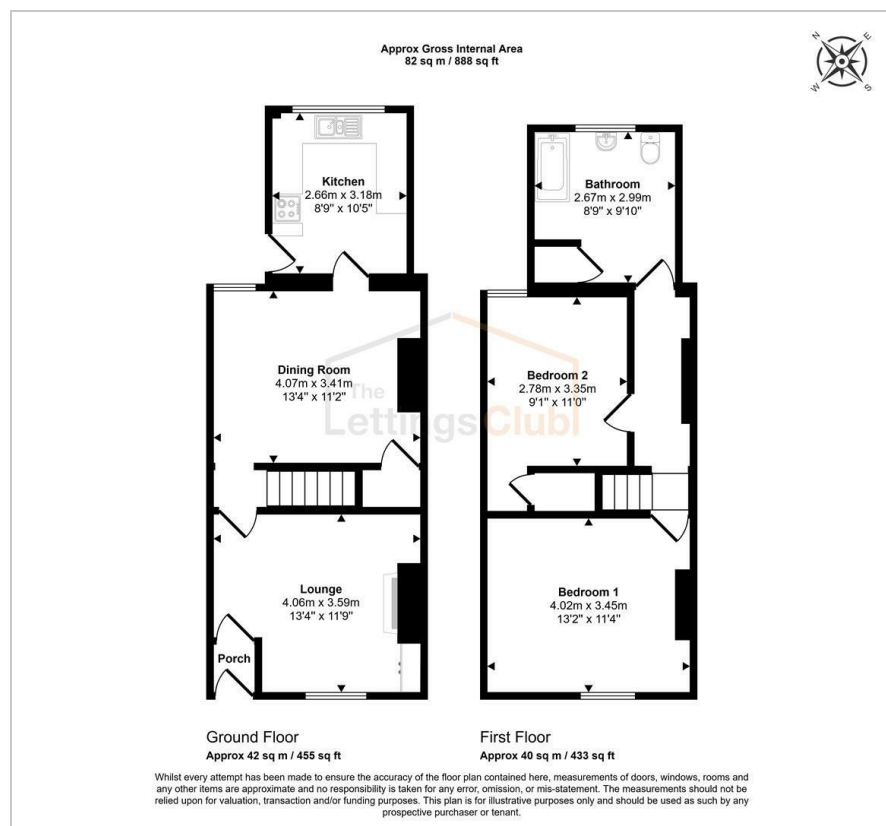
, Warrington, WA4 1DN

Offers in excess of £135,000





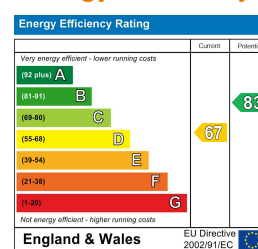
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sales Office on if you wish to arrange a viewing appointment for this property or require further information.

- **TENANTED INVESTMENT** ■ Sold with long term tenants in situ PROPERTY
- Peppercorn leasehold
- 7% gross yield
- Two bedrooms
- Rear garden
- Walking distance from the town centre
- Easy access to Liverpool and Manchester
- Great location
- Invest today!

**ATTENTION INVESTORS - PURCHASE THIS READY MADE INVESTMENT PROPERTY!**

Offered to the market as a ready-made investment, this well proportioned two bedroom terraced house is sold with long term tenants in situ with an attractive 7% gross yield. The property is well located just a short walk from Warrington town Centre providing easy access to local amenities as well as neighbouring cities. The property also benefits from a private yard to the rear and on street parking (subject to availability).

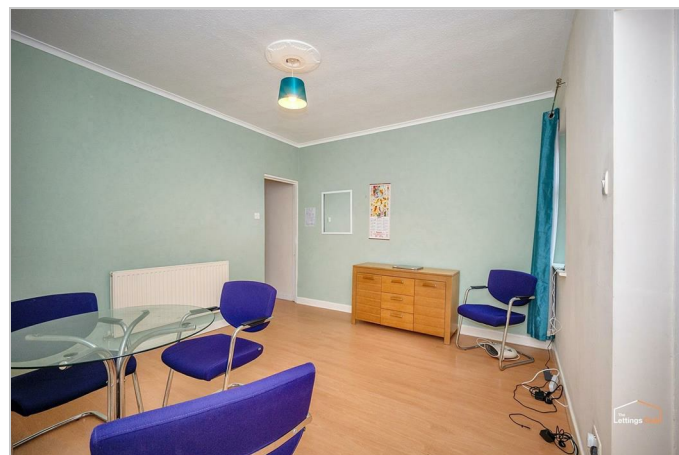
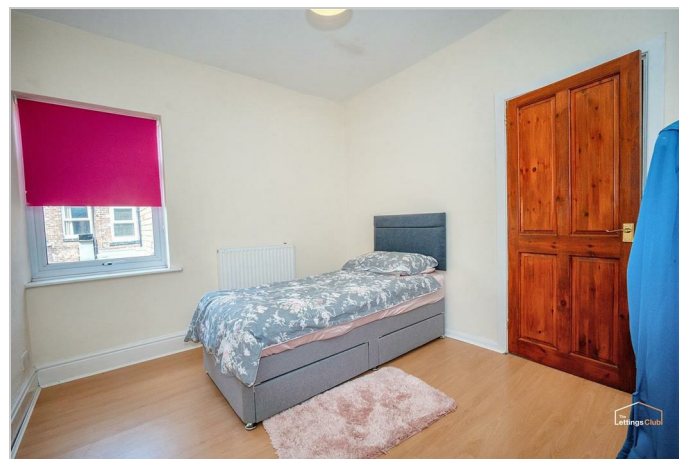
This style of property is high in demand in the rentals market and provides a great opportunity for a first time investor or perhaps an addition to an expanding portfolio.

A look inside the property:

The property briefly comprises; Entrance hallway, open plan dining/living space, kitchen with access into the yard. To the first floor, two bedrooms and a good sized bathroom. Externally there is a private garden to the rear of the property.

Location:

The property is situated within a short walk of Warrington town centre, providing super convenient access to



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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