

LOT
44

53 Folly Lane, Warrington WA5 0ND

GUIDE PRICE **£80,000+***

RESIDENTIAL INVESTMENT

Description

A mid terrace property benefitting from double glazing and central heating converted to provide 2 x 1 bed self-contained flats. The ground floor flat is currently let producing a rental income of £4800.00 per annum. The first floor flat is currently vacant and ready to let, with the total potential rental income being £9600.00 per annum.

Situated

Fronting Folly Lane in a popular and well established residential location close to local amenities and approximately 2 miles from Warrington town centre.

Ground Floor

Main Entrance Hallway. Flat A - Lounge, Kitchen, Bedroom, Shower Room/W.C.

Council Tax Band

A

First Floor

Flat B - Lounge, Kitchen, Bedroom, Shower Room/W.C.

Outside

Yard and off street parking to the rear.

EPC Rating.

Flat A - C Flat B - C

