

LOT  
**41**

9 Wyncroft Road, Widnes, Cheshire WA8 8QE

GUIDE PRICE **£85,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed semi-detached house benefiting from double glazing, central heating, front and rear gardens and a driveway. Following decoration and new carpeting the property would be suitable for occupation or investment purposes with a potential rental income of approximately £10,500 per annum.

### Situated

Off Hale Road and Ditchfield Road in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from Widnes town centre.

### Ground Floor

Vestibule, Lounge, Kitchen,  
Bathroom/WC.

### First Floor

Three Bedrooms.

### Outside

Front and Rear Gardens,  
Driveway, Outhouse.

### EPC Rating

TBA.

### Council Tax Band

A

