NEW-WAY HOMES
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DUDLEY STREET, WARRINGTON

£135,000 Freehold

Ideal investment opportunity with a long-term tenant in situ generating £9,000 annual rent. Deceptively spacious 2-bedroom terrace with 2 bathrooms, master en-suite, loft room and rear yard with covered seating. Close to Warrington town centre and excellent transport links.

- 2 bedroom Victorian terrace
- Downstairs Bathroom
- Ensuite Bathroom
- Freehold
- Ideally Located
- Investment Opportunity

IDEAL INVESTMENT OPPORTUNITY – LONG-TERM TENANT IN SITU – £9,000 ANNUAL RENTAL INCOME
Charming and deceptively spacious two-bedroom terrace house with two bathrooms, loft room and rear yard with covered seating area, ideally located close to Warrington Town Centre.

An excellent opportunity for investors and landlords, this charming and deceptively spacious terrace property is offered with a long-term tenant already in situ, currently producing a yearly rental income of £9,000.

The property offers well-proportioned and versatile accommodation and benefits from two bedrooms and two bathrooms, including an en-suite bathroom to the master bedroom. There is also a useful loft room, providing additional versatile space which could be utilised as a home office, study, hobby room or storage area, subject to any necessary permissions.

To the rear, the property enjoys a private yard with a covered seating area, providing an attractive and practical outside space for relaxing or entertaining.

The property is particularly well suited to an investor looking for an established rental property with a tenant already in place. The combination of rental income, generous accommodation, two bathrooms, additional loft space and its convenient location makes this an appealing investment opportunity.

Location
Situated close to Warrington Town Centre, the property is ideally placed for access to a wide range of shops, supermarkets, restaurants, bars, leisure facilities and everyday amenities. The town centre is within easy reach, making the property particularly convenient for tenants looking to enjoy the benefits of central Warrington living.

Warrington is exceptionally well positioned for commuters, with excellent rail and road connections. Warrington Central railway station provides services towards Liverpool and Manchester, while Warrington Bank Quay is situated on the West Coast Main Line, offering direct services towards major destinations including London, Birmingham and other parts of the UK.

For motorists, the property benefits from excellent access to the M6, M62 and M56 motorways, providing convenient connections to Manchester, Liverpool, Chester and the wider North West.

The location also provides convenient access to both Manchester Airport and Liverpool John Lennon Airport, making the property ideally positioned for both business and leisure travel.

Key Features
Ideal investment opportunity
Long-term tenant in situ
Current yearly rental income of £9,000
Two bedrooms
Two bathrooms
En-suite bathroom to master bedroom
Additional loft room
Rear yard with covered seating area
Charming and deceptively spacious terrace house
Close to Warrington Town Centre
Excellent rail connections
Easy access to M6, M62 and M56 motorways
Convenient for Manchester and Liverpool
Accessible to Manchester and Liverpool airports
Close to local shops, amenities and town centre facilities

Council Tax Band: A (Warrington Borough Council)
Tenure: Freehold
Parking options: On Street, Residents
Garden details: Enclosed Garden







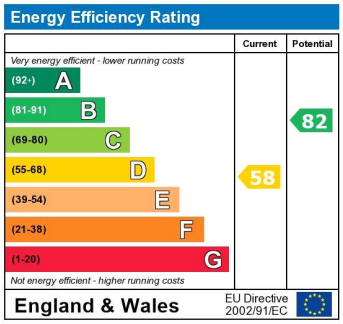












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.