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 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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OFFERS IN THE REGION OF £425,000



**55,57 & 59 RUNCORN ROAD
 BARNTON
 NORTHWICH
 CW8 4ES**



COUNCIL TAX BAND:



INVESTMENT OPPORTUNITY generating a combined rental income of £3,930pcm, equating to a 11% yield, located on Runcorn Road in Barton.

Please see the breakdown for each tenanted property below.

59 Runcorn Road

Rental income: £2040pcm

Property is split into:

1 x 2bed flat with garden

1 x 1 bed flat

2 x studio flats with un-suit and shared kitchen

57 Runcorn road

Rental income: £1250pcm

Property split into:

2 x 2 bed flats

55 Runcorn road:

Rental income: £480pcm

This is a 1 bed house

The properties come with a large off road parking area
There is also a large embanking in with the sale which is a ransom strip
There is also 2 x 4kw solar panel systems that are paid for.

Viewings are currently not possible, for further information please call 01606 41318 or email northwich@wrightmarshall.co.uk

