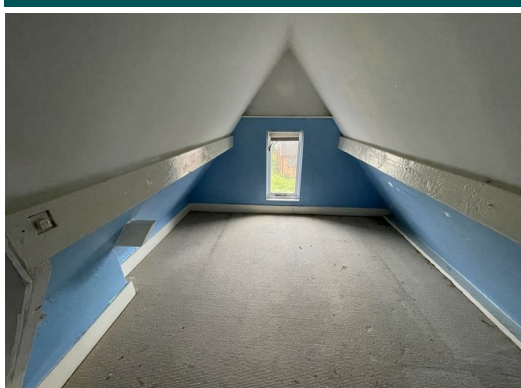


MISREPRESENTATION ACT 1967.
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, 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.



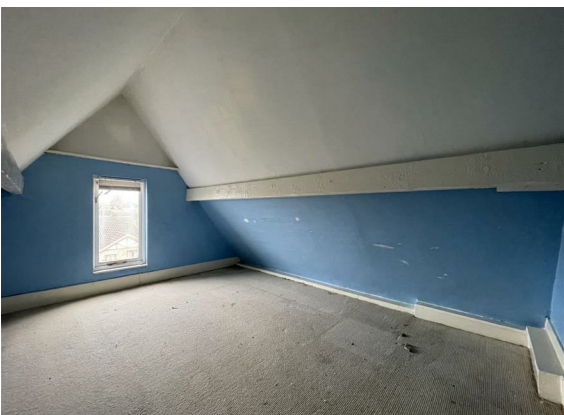
OFFERS IN THE REGION OF £199,000



**159, 159A & 159C RUNCORN ROAD
 BARNTON
 NORTHWICH
 CW8 4HR**



COUNCIL TAX BAND:



A unique opportunity to purchase a FREEHOLD block of THREE apartments and rear car park on Runcorn Road, Barnton.

Previously let out between 2009 and 2021 these three apartments generated a monthly income of £1,500 excluding bills. With money invested to restore this period conversion, the estimated rental return is £2,000 per calendar month. In need of refurbishment throughout this property is a fantastic opportunity for buy to let investors. Particular mention must be made of the duplex aspect in apartment 159a, ideal for professional sharers who require separate living accommodation over two floors.

Converted from a ground floor commercial premises this property includes two spacious ground floor, one bedroom apartments, 159 and 159c Runcorn Road, each with their own private front door. Accommodation for both boasts open plan kitchen/lounge/dining rooms, bedrooms and shower rooms.

Accommodation for 159a Runcorn Road boasts a ground floor entrance hallway with stairs leading to the first floor landing where a kitchen and separate lounge/dining room, shower room with separate WC, second bedroom and a door leading to the second floor can be found.

Located centrally in Barnton, this property is within strolling distance from all the local amenities including the Premier and Co-Op convenience stores and Oakwood medical centre.

Barnton and Rosebank primary schools are both within walking distance and secondary schools including Hartford, Weaverham and Leftwich are just a short drive away.

The main commuter routes include the A49 connecting you to both the M56 and M6 motorways or alternatively the nearest train stations are Acton Bridge, Cuddington and Hartford.

Tenure

Freehold

Externally

A large car park for up to 7 vehicles is located to the rear aspect, including the neighbour at number 159b who has the right to park two vehicles in the car park. On street parking located to the front aspect

159 Runcorn Road

441 square feet, previously generating £500 per calendar month.

Kitchen/Dining Room

Entered via a glass panelled timber door, laminate flooring, two double glazed sash windows to the front aspect and two double glazed sash windows to the side aspect, wall mounted electric heater, low-level units with wood effect tops, space for washing machine, integrated Indesit oven and hob, extractor fan and space for an American fridge freezer.

Lounge

Laminate flooring, wall mounted electric heater, TV aerial point, original coving and French doors leading to shower room.

Shower Room

Laminate flooring, walk in electric shower cubicle, partly tiled, heated towel rail, sink with vanity storage below, toilet, wall mounted extractor fan and two ceiling spotlights.

159c Runcorn Road

495 square, previously generating £500 per calendar month.

Kitchen/Lounge/Dining Room

Laminate flooring, two double glazed windows to the rear aspect, French doors, low level units with built in sink with drainer, space for washing machine and three ceiling light points.

Bedroom

Laminate flooring, wall mounted electric heater, loft hatch, sky light and one ceiling light point.

Shower Room

Laminate flooring, walk in electric shower cubicle, floor to ceiling tiles, toilet, sink, heated towel rail, double glazed window to the side aspect and one ceiling light point.

159a Runcorn Road

656 square feet, previously generating £500 per calendar month.

Entrance Hallway

Entered via a solid timber door, cupboard, housing, electric metre and fuse box, laminate flooring, single radiator, stairs leading to landing and one ceiling light point.

Landing

Single radiator, door leading to bedroom one and loft room located on the second floor and one ceiling light point.

Lounge

Laminate flooring, two sash windows to the front aspect, single radiator, original coving and one ceiling light point.

Kitchen

Laminate flooring, single radiator, large double glazed window to the rear aspect, low-level and eye-level units with oak effect tops, integrated Bosch dishwasher, extractor hood, sink with drainer and space for washing machine. Feature fireplace, original coving and one ceiling light point.

Bedroom Two

Single radiator, sash window to the rear aspect, loft hatch and one ceiling light point.

WC

Lino flooring, cupboard housing, gas meter, wall mounted Worcester Combi boiler, toilet, sink, sash window to the side aspect, heated towel rail and one ceiling light point.

Shower Room

Lino flooring, walk-in power shower cubicle, partly tiled, sash window to the side aspect, heated towel rail, wall mounted extractor fan and one ceiling light point.

Bedroom One

Single radiator, sash window to the rear aspect and one ceiling light point.

Loft Room

Single radiator, sash window to the front aspect and one ceiling light point.

Viewing Notes

To schedule a viewing please call the Northwich office on 01606 41318 or email northwich@wrightmarshall.co.uk. A minimum 24 hours notice must be provided.