

2 bed terraced house to buy in

Fairclough Street, Burtonwood,
Warrington, Cheshire, WA5 4HJ

£120,000 Starting Bid

x 2 x 1 x 2

Tenure

Leasehold

On Street parking

Property features

- Immediate ‘exchange of contracts’ available
- Currently achieving £700 PCM (£8,400 per annum)
- Popular Burtonwood village
- Convenient for Omega Business Park and Omega Retail Park
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120000

Situated on the popular Fairclough Street in the heart of Burtonwood, this spacious two-bedroom mid-terrace property is offered for sale with a tenant in situ, making it an excellent opportunity for investors seeking an immediate rental income.

The accommodation briefly comprises a generous living room, a separate dining room leading through to the fitted kitchen, which provides access to the enclosed rear yard. To the first floor are two well-proportioned bedrooms, including a large double bedroom and a spacious second bedroom, together with a substantial family bathroom featuring both a bath and separate shower cubicle.

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space for occupants.

Burtonwood remains a highly sought-after residential location, offering a village feel whilst benefiting from excellent connectivity. The property is ideally positioned close to a range of local amenities, shops, pubs and recreational facilities. Families are well catered for with several well-regarded primary and secondary schools nearby, while commuters will appreciate the easy access to the M62, M6 and M56 motorway networks.

The property is also conveniently located within easy reach of the thriving Omega Business Park, one of the North West's premier employment centres, home to major employers including Amazon, Asda and Brakes. Nearby Omega Retail Park offers a range of shopping, dining and leisure facilities, further enhancing the area's appeal to tenants and owner-occupiers alike.

The property is currently let and generates a rental income of £700 per calendar month (£8,400 per annum), providing investors with an established income stream from completion.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 938

Annual Ground Rent Amount: £3.00

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Year built: 1965

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

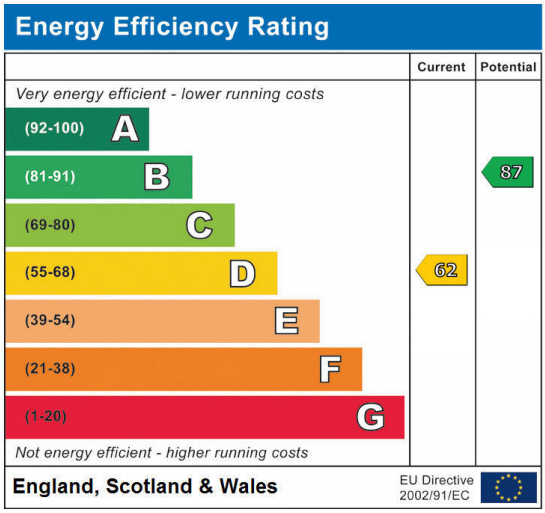
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good





Fairclough Street, Burtonwood, Warrington, Cheshire, WA5 4HJ

Contact your local branch today for more information on this property:

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