



## 23 FORSHAW STREET WARRINGTON, WA2 7HB

£130,000  
LEASEHOLD

Nestled on Forshaw Street in the vibrant town of Warrington, this charming terraced house presents an excellent opportunity for investors seeking a property with a tenant already in situ. The home features two spacious reception rooms, providing ample space for relaxation and entertaining.

The property boasts two well-proportioned double bedrooms, ensuring comfort and privacy for its occupants. A conveniently located downstairs bathroom adds to the practicality of the layout, making daily routines effortless.

With no onward chain, this property is ready for a smooth transition, allowing investors to take advantage of the current rental market without delay. The location is ideal, offering easy access to local amenities and transport links, making it a desirable choice for tenants.

This is a fantastic opportunity to acquire a solid investment in Warrington, perfect for those looking to expand their property portfolio.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			82
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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