



**Grasmere Avenue
Warrington
Cheshire
WA2**

Offers In Excess Of £104,000

bettermove 

Grasmere Avenue

Warrington

Bettermove are proud to present this 3 bedroom terraced house in Warrington, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

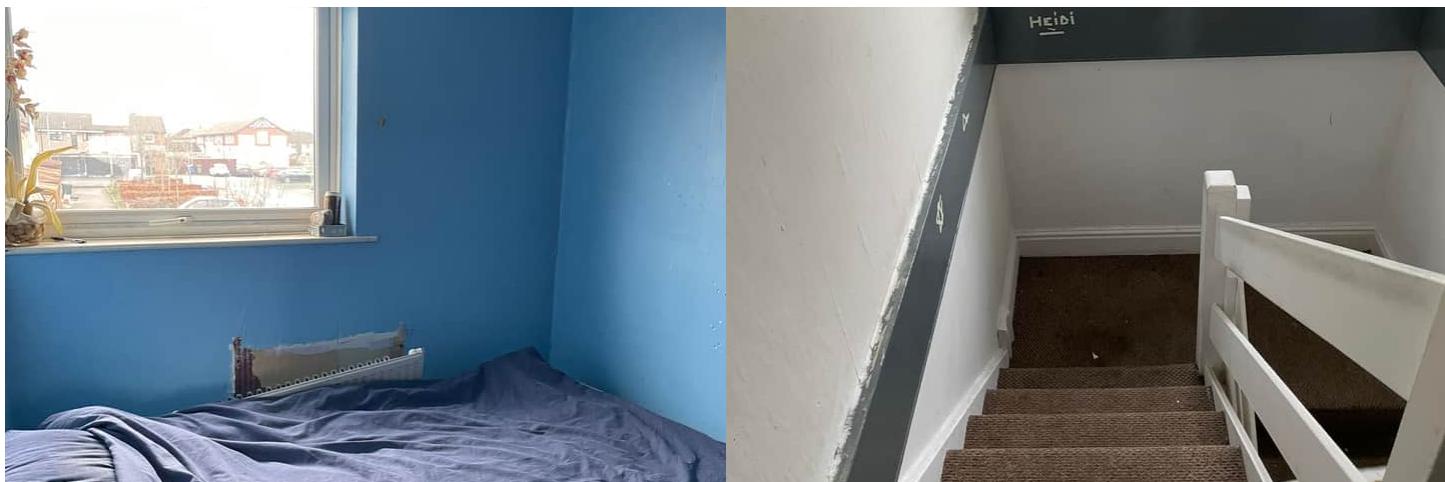
The property benefits from double glazing, and gas central heating throughout, with on street parking available.

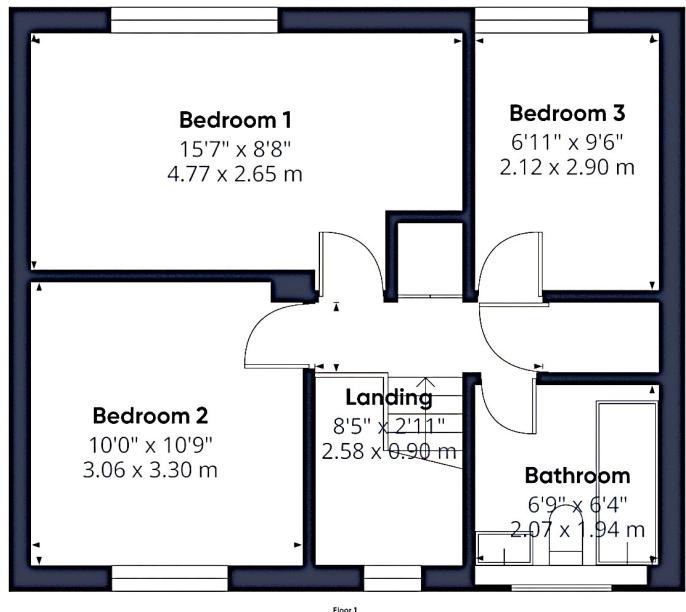
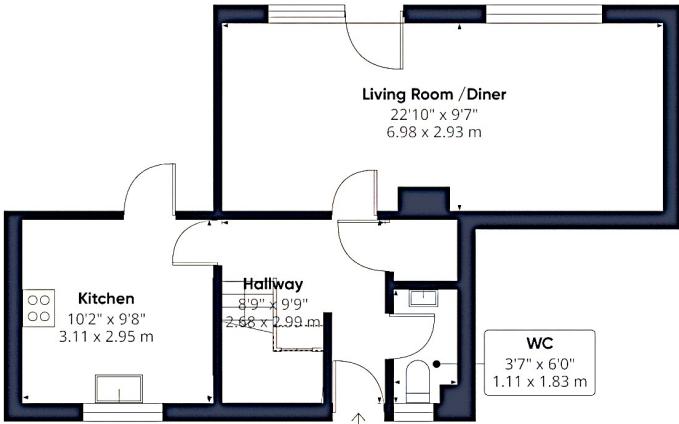
The council tax band is A.

The interior of this well presented property comprises a spacious living/dining room, fitted kitchen, and WC on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Warrington, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Padgate Train Station, a variety of local bus routes, and quick access to the M62.

This exciting investment opportunity should not be missed. All enquiries can be made through Bettermove.





Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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