



3 Bed Semi-Detached

£75,250 Freehold
(£450 pcm current rental)
Broadbent Avenue, Warrington



Description

A three bedroom semi detached house currently let at £450 per calendar month on an assured shorthold tenancy. The property has gas central heating, double glazing, off road parking and an enclosed rear garden.

Notes

The property is currently rented for £450 pcm.

Financial Information

Appraised market value	£90,000
Purchase Price	£75,250
Estimated Discount	£14,750
Current Rental	£450 pcm
Estimated Solicitor Cost	£900
Sourcing Fee	£2,000
Reservation Fee	£1,000
Rental Yield	7.18%

Other Properties Sold in the Area

96 Broadbent Avenue
Warrington
Cheshire
WA4 1UW

Property type: Semi Detached House
Date sold: 9th July 2010
Price: £102,500

129 Broadbent Avenue
Warrington
Cheshire
WA4 1UW

Property type: Semi Detached House
Date sold: 5th June 2009
Price: £88,000

78 Broadbent Avenue
 Warrington
 Cheshire
 WA4 1UW

Property type: Semi Detached House

Date sold: 30th June 2010

Price: £96,950

This information gives an indication of prices achieved within the area. The most up to date information available to us is used but do be aware that some transactions may be quite historic.

Agents Notes - Very Important

In many cases, due to the nature of our instructions, Diligent Investments are not able to inspect properties. Photographs and property information has been supplied by a third party. Therefore it is very important that you seek professional advice from a surveyor, solicitor etc before proceeding. Diligent Investments can provide a personalised photographic survey if required (fee chargeable).

We do not test any equipment or carry out building surveys at the property and are unable to give any warranty as to condition/working order of appliances, heating systems or construction.

This is for general guidance only. All figures are approximate and provisional. Condition/furnishings may be subject to change. Diligent Investments cannot guarantee rental incomes or post sales values. Property values can fall as well as rise and rental incomes can decrease, or void periods can occur.

