



## 33 Wargrave Road

, Newton-Le-Willows, WA12 9RB

**Price £360,000**



Sapphire Homes are delighted to offer this 6 bedroom HMO . All bedrooms are fully furnished to high standard. Each Bedroom benefits from ensuite bedroom with three piece shower suite in white. Queen size bedroom and a small kitchen storage area. There is also a large communal living / kitchen / diner which is shared between residents and provides good quality shared space. Everything within the development is immaculately presented and early internal viewings are a must to appreciate in full. TV Aerial points in each room. A brief walk to Train and Bus commuter links and is also close to local amenities. Early viewing is recommended to avoid disappointment. No Upward Chain.

All rooms are fully occupied and managed by Sapphire Homes. Gross Annual Income - £45,760



GROUND FLOOR

Entrance / Hallway

Room / Studio 1

Room / Studio 2

Room / Studio 3

Communal Living Area

FIRST FLOOR

Room / Studio 4

Room / Studio 5

Room / Studio 6

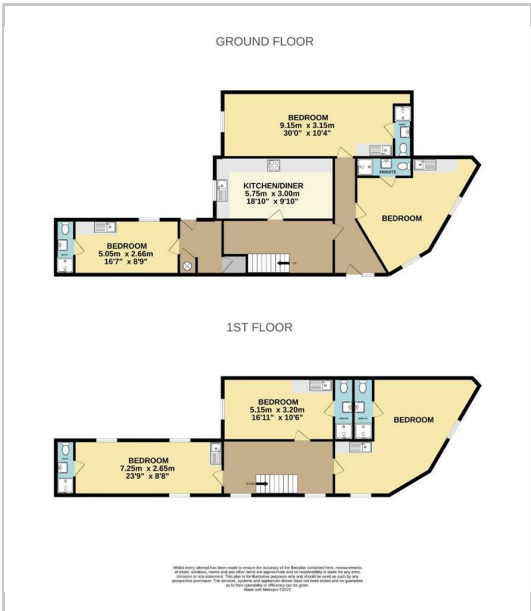
EXTERNAL

Rear Communal Garden

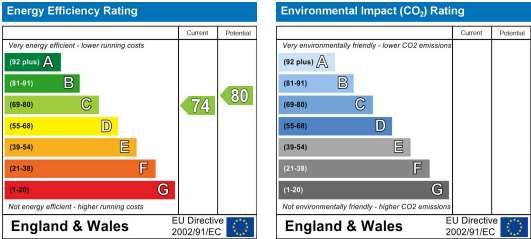
Area Map



Floor Plans



Energy Efficiency Graph



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