



Not to scale. For identification purposes only

- **A residential investment producing £10,999 per annum. Double glazing. Central heating.**

**Description** A fully furnished three bedroomed middle terrace property benefiting from double glazing and central heating. The property is currently let to a company by way of an Assured Shorthold Tenancy until April 2019 producing in excess of £10,999 per annum

**Situated** Off Cansfield Street which in turn is off College Street (A571) within walking distance to St Helens town centre and within close proximity to local amenities.

**Ground Floor** Vestibule, Lounge/Dining Room, Kitchen.

**First Floor** Three Bedrooms, Bathroom/Shower Room, WC.

**Outside** Yard to Rear.

**Note** We have not internally inspected the property.