

LOT
23

57 Gorsey Lane, Clock Face, St. Helens, Merseyside WA9 4XA
***GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

- **Residential investment producing £6,240 per annum. Central heating. Double glazing.**

Description A three bedroomed semi detached property let by way of an Assured Tenancy producing a rental income of £6,240 per annum. The property benefits from double glazing, central heating and gardens. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

Situated Fronting Gorsey Lane which in turn is off Clock Face Road in a popular residential location within walking distance to Clock Face Country Park and local amenities.

Ground Floor Lounge, Kitchen

First Floor Three Bedrooms, Bathroom/WC

Outside Gardens

EPC Rating F