

LOT
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330 Lower Hall Street, St. Helens, Merseyside WA10 1GF
***GUIDE PRICE £35,000+**



Not to scale. For identification purposes only

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- **A third floor two bed flat. Double glazing, central heating, balcony. Allocated parking. Good condition.**

Description A third floor two bedroomed self-contained flat within a purpose built block benefiting from double glazing, central heating, a balcony and allocated parking. The property is in good condition and would be suitable for immediate investment purposes with a potential rental income of £5,400.00 per annum.

Situated Off Hall Street in a popular location close to local amenities and within walking distance to St. Helens town centre.

Ground Floor Main entrance, Hallway.

Third Floor Open Plan Lounge/ Kitchen, two Bedrooms, En-suite Shower/WC, Bathroom/WC, Balcony.

Outside Allocated car parking space.