

LOT
72

17 Pool End, St. Helens, Merseyside WA9 3RE

***GUIDE PRICE £50,000+**



Not to scale. For identification purposes only

- **Three bed end town house. Double glazing. Central heating.**

Description A three bedroomed end town house benefitting from double glazing and central heating, gardens and driveway. Following modernisation the property would be suitable for investment purposes with a potential income in excess of £6,600 per annum. The property is on a large plot and benefits from a substantial rear garden, there is potential to extend to the side and rear subject to any necessary consents.

Situated Off Meadow Lane close to local amenities and schooling and approximately 3 miles from St Helens town centre.

Ground Floor Vestibule, Through Lounge, Kitchen/Diner.

First Floor Three Bedrooms, Bathroom/WC.

Outside Front and rear gardens, driveway.

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