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42 North Road, St. Helens, Merseyside WA10 2TR

***GUIDE PRICE £60,000–£70,000**



Not to scale. For identification purposes only

- **Residential investment producing £8,900.00 per annum. Two self contained Flats in good order.**

Description A two storey middle terrace property which has been converted to provide two self-contained flats (1 x 1 bedroom and 1 x 2 bedroom) and benefits from double glazing and central heating. The flats are in good condition and are both currently let by way of Assured Shorthold Tenancies producing £8,900.00 per annum.

Situated Fronting North Road in a popular and well established location within walking distance to St. Helens Town Centre with good transport links and overlooking the Church of St Mary, Lowe House.

First Floor Flat 42A Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Rear Garden.

Ground Floor Main Entrance Hallway **Flat 42** Lounge, Kitchen, 2 Bedrooms, Shower Room/WC.