

LOT  
**44**

4 Howard Street, St. Helens, Merseyside WA10 3RG

GUIDE PRICE **£40,000+**\*

VACANT RESIDENTIAL

- A two bed end terrace • Double glazing
- Central heating

A two bedroom end terraced house benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes with a potential rental income of approximately £5,100.00 per annum.

**Situated** Off Fir Street which in turn is off Beech Street in a popular and well established residential location close to local amenities, schooling and approximately 2 miles from St. Helens town centre.

**Ground Floor** Hall, Lounge, Dining Room, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.

