

LOT  
**52**

30 Reservoir Street, St. Helens, Merseyside WA9 5LY

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

- Three bedroomed end terraced house • Double glazing • Central heating

A three bedroomed end terraced house benefiting from double glazing and central heating. The property is in need of modernisation and once upgraded it would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum. The property is suitable for cash buyers only.

**Situated** Off Nutgrove Road in a popular and well established residential location close to local amenities, transport links and approximately 1.5 miles from St Helens town centre.

**Joint Agent**



**Ground Floor** Entrance Hall, Living Room, Dining Room, Kitchen, Bathroom/WC.

**First Floor** Three Bedrooms

**Outside** Yard to rear.

