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432 Clipsley Lane, Haydock, St. Helens, Merseyside WA11 0SX

GUIDE PRICE **£140,000+***

RESIDENTIAL INVESTMENT

- A residential investment property producing approx. £21,840.00 per annum
- Driveway
- Double glazing and central heating

A middle terraced house converted to provide a six bedroom HMO property benefiting from double glazing, central heating and a driveway. Two of the rooms benefit from ensuite shower rooms/WC. All six of the rooms are currently let by way of Assured Shorthold Tenancies producing a rental income of £24,960 per annum.

Situated Fronting Clipsley Lane in a popular location close to local amenities and approximately 3 miles from St. Helens town centre. The property benefits in its proximity to the East Lancs bypass and Haydock Industrial estate which contains a Sainsbury's Distribution Centre and Amazon warehouse. With Kelloggs reported to be joining the site as of April 1st 2020.

Ground Floor Main Entrance, Hallway, Kitchen, Dining Room/Lounge area, one Letting room with en-suite Shower room/WC, two Letting Rooms, Shower Room/WC

First Floor One Letting Room with en-suite shower room/WC, two Letting Rooms and one shared Shower Room/WC

Outside Driveway, Yard to the rear.

