

LOT  
97

53 Hall Street, Clock Face, St. Helens, Merseyside WA9 4XN

GUIDE PRICE **£65,000+**\*

RESIDENTIAL INVESTMENT

- Residential investment producing £4,680 per annum
- Double glazing
- Central heating

A three bedroomed middle terraced property benefiting from double glazing and central heating. The property is let by way of a Regulated Tenancy producing a rental of £4,680 per annum. Please note as this property is tenanted there will be strictly no internal viewings and the vendor has requested that the tenants are not disturbed in any way.

**Situated** Off the A569 in a popular and well established residential location close to local amenities and transport links and approximately 3.5 miles from St Helens town centre.

**Note** Please note Sutton Kersh have not internally inspected the property. This property is sold with protected tenants in situ which means they have right to remain in the property for life.

**Ground Floor** Living Room, Dining Room, Kitchen

**EPC Rating** D

**First Floor** Three Bedrooms, Bathroom/WC

**Outside** Gardens

