

LOT  
24

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

GUIDE PRICE **£165,000+**\*

RESIDENTIAL INVESTMENT

- A residential investment property producing approx. £30,000.00 per annum
- Large end of terrace property
- Seven bed HMO
- Five rooms with en-suites

An end terraced property converted to provide a seven bedroom HMO. The property benefits from double glazing and central heating. Five of the rooms benefit from en suite shower rooms/WC and all are fully furnished. The property currently has six rooms let by way of Assured Shorthold Tenancies, the final room is currently being marketed. When fully let, the property produces approximately £30,000 per annum to include bills.

**Situated** Fronting North Road in a popular location in the centre of St Helens town close to local amenities, schooling and transport links.

**Second Floor** Letting Room with en-suite shower room/WC

**Outside** Yard to the rear.

**Ground Floor** Main Entrance, Hallway, Large communal Kitchen, 1 Letting Room with en-suite shower room/WC, with two Letting Rooms sharing a Separate Shower Room/WC

**First Floor** Three Letting Rooms with en-suites shower rooms/WC

