

LOT  
**36**

28 Graham Street, St. Helens, Merseyside WA9 1LX

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

- A two bedroom end of terrace • Double glazing
- Central heating

A two bedroom end of terrace benefiting from double glazing and central heating. Following modernisation the property would be suitable for occupation or investment purposes with a potential income in excess of £6,000 per annum.

**Situated** Off Pocket Nook Street in a popular and well established residential location close to local amenities and transport links. Approximately 15 miles from Liverpool city centre.

**Joint Agent**



**Ground Floor** Entrance, Lounge, Kitchen/Dining Room, Bathroom/WC

**First Floor** Two Bedrooms

**Second Floor** Loft Room

**Outside** Yard to the Rear, Garage.

