

LOT  
**72**

1-3 Lionel Street, St. Helens, Merseyside WA9 4JN

GUIDE PRICE **£160,000+**\*

RESIDENTIAL INVESTMENT

### Description

A freehold detached property converted to provide 4 × one bedroom self-contained flats, one of which is currently let by way of an Assured Shorthold Tenancy Agreement producing £5,400 per annum. The property has been recently renovated and following minor completion works, the total potential income when fully let would be approximately £21,600 per annum.

### Situated

Fronting Lionel Street which in turn is off Reginald Road (B5204) in a popular and well-established residential location close to local amenities, schooling and within walking distance to St. Helens Junction train station. Approximately 1 mile from St Helens town centre.

### Basement

Not Inspected

### Ground Floor

Communal Entrance

**Flat 1a** Hall, Bedroom, Living Room, Kitchen, Bathroom/WC

**Flat 3b** Hall, Bedroom, Living Room, Kitchen, Bathroom/WC  
(Not internally inspected by Sutton Kersh)

### First Floor

**Flat 3a** Hall, Living Room, Bedroom, Kitchen, Bathroom/WC

**Flat 1b** Hall, Living Room, Bedroom, Kitchen, Bathroom/WC

### Outside

Yard to the Rear

### EPC Rating

**1A E. 3B D. 3A E. 1B D.**



### Council Tax Band

A

