

LOT  
**115**

## 16 Gertrude Street, St. Helens, Merseyside WA9 5JZ

RESIDENTIAL INVESTMENT

Guide price **£35,000+**



Not to scale. For identification purposes only

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**A 2 bedrooomed middle terraced property currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from double glazing.**

### **Situated**

### **Ground Floor**

Lounge, Kitchen, Bathroom/WC

### **First Floor**

2 Bedrooms.

### **Outside**

Yard to the rear.