

LOT

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14 Broad Oak Road, St. Helens, Merseyside WA9 2ER

*GUIDE PRICE £30,000+



- **Three bed mid terraced. Central heating. Partial double glazing**

Description A two bedroomed middle terrace property benefiting from central heating and partial double glazing. Following refurbishment the property would be suitable for occupation or investment purposes. The potential rental income being in excess of £4800.00 per annum.



Not to scale. For identification purposes only

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Situated Fronting Broad Oak Road just Off Chancery Lane in a popular and well established residential location close to St Helens town centre.

EPC Rating E

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

First Floor Two bedrooms

Outside Yard to the rear