

LOT  
**78**

# 10 Riding Close, Clock Face, St. Helens, Merseyside WA9 4GN

\*GUIDE PRICE £35,000+



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Not to scale. For identification purposes only

- **Four bedroom end town house. Double glazing. Central heating. Front and rear gardens.**

**Description** A four bedroomed end town house benefiting from double glazing, central heating and front and rear gardens. Following refurbishment, the property would be suitable for occupation or investment purposes. The property has previously been let for the last 8 years at a rental income of approximately £8,000 per annum.

**Situated** Off Clock Face Road in a popular and established residential location within easy reach of local amenities, schooling and approximately 3 miles from Saint Helens town centre.

**Ground Floor** Hall, Lounge, Kitchen/Diner, WC.

**First Floor** Four Bedrooms, Bathroom/WC.

**Outside** Front and Rear Gardens.

**EPC Rating** E