

LOT

# 136

## 78 Friar Street, St. Helens, Merseyside WA10 6NS \*GUIDE PRICE £40,000-£45,000



- **Two bedroom middle terraced. Double glazing. Central heating. Good order throughout.**

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for occupation or investment purposes. The potential annual income being in excess of £5,400 per annum.



Not to scale. For identification purposes only

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**Situated** Off City Road within close proximity to local amenities and under 1 miles to St Helens town centre.

**Joint Agents**  
Entwistle Green



**Ground Floor** Lounge, Dining room, Kitchen, Bathroom/WC

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.