

LOT

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12 Boardmans Lane, St. Helens, Merseyside WA11 9BB

*GUIDE PRICE £45,000–£50,000



- **Residential investment producing £5,400 per annum. Double glazing. Central heating.**

Description A three bedroomed end town house currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from double glazing, central heating, front and rear gardens and off road parking to the rear.



Not to scale. For identification purposes only

Situated Off Park Road (A58) within close proximity to local amenities and Schooling and approximately 1.5 miles from St Helens town centre.

Ground Floor Lounge, Dining Room, Kitchen, Bathroom/WC, Utility room.

First Floor Three Bedrooms.

Outside Front and rear gardens, Off road parking.

EPC Rating D

Note Completion will take place 21 days from the date of exchange.