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## 220 Boundary Road, St. Helens, Merseyside WA10 2LN

\*GUIDE PRICE £55,000+



Not to scale. For identification purposes only

- **A residential investment producing £5,700 per annum. Double glazing. Central heating.**

**Description** A three bedroomed end terrace property currently let by way of an Assured Shorthold Tenancy at a rental of £5,700 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Boundary road within walking distance to local amenities and approximately 1 mile from St Helens town centre.

**Ground Floor** Vestibule, Lounge, Kitchen.

**First Floor** Two Bedrooms, Bathroom/WC

**Second Floor** One Further Bedroom.

**Outside** Yard to Rear.

**EPC Rating** E