

LOT  
**82**

**194–196 Boardmans Lane, St. Helens, Merseyside WA9 1QU**  
**\*GUIDE PRICE £50,000+**



Not to scale. For identification purposes only

- **Residential investment producing approximately £6,240 per annum. Double glazing. Central heating. Renovated kitchen.**

**Description** A three bedroomed double fronted end terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £6,240.00 per annum. The property benefits from double glazing, central heating, and a renovated kitchen.

**Situated** On the corner of Boardmans Lane and Chancery Lane (A572) in Parr in established and popular residential location within close proximity to local amenities.

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

**First Floor** Three bedrooms

**Outside** Yard to the rear

**Joint Agent**  
Entwistle Green

