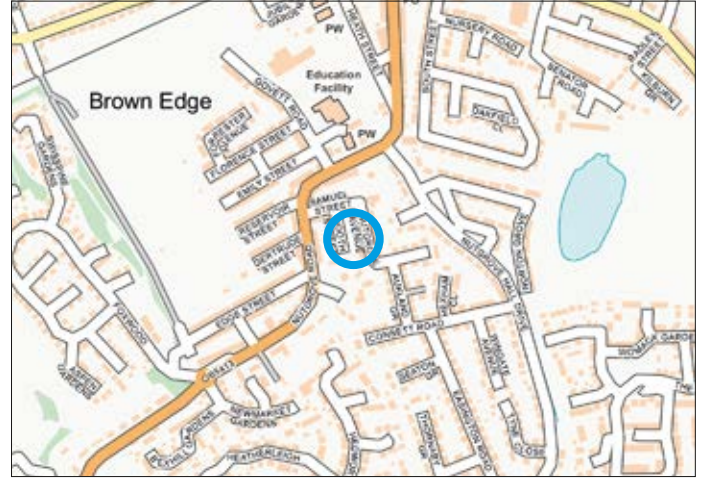


LOT  
**45**

# 14 Nutgrove Avenue, St. Helens, Merseyside WA9 5LT

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **Two bedroom mid terrace. Double glazing. Central heating.**

**Description** A two bedroomed mid terraced property benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes. The potential rental income is in excess of £6,000 per annum.

**Situated** Off Nutgrove Road in a popular residential location approximately 2 miles from St. Helens town centre.

**Ground Floor** Lounge, Dining Room, Kitchen (no fittings), Wet Room/WC

**First Floor** Two Bedrooms

**Outside** Yard to the rear.