

LOT

75

14 Roscoe Street, St. Helens, Merseyside WA10 4BW

*GUIDE PRICE £45,000+



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Not to scale. For identification purposes only

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

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property would be suitable for immediate investment purposes with a potential rental income of £5,400 per annum.

Situated Off St Georges Road which in turn is off Boundary Road in a popular residential location within close proximity to local amenities, schooling and approximately 1 mile from St. Helens town centre.

First Floor Two Bedrooms.

Outside Yard to the rear.

EPC Rating D

Ground Floor Through Lounge/ Dining Room, Kitchen, Shower Room/WC.