

LOT  
**18**

**8 Syddall Street, St. Helens, Merseyside WA10 6NT**  
**\*GUIDE PRICE £45,000+**



- **Two bedroomed end terrace. Double glazing. Central heating.**

**Description** A two bed roomed end terraced property benefiting from double glazing and central heating. The property is in good order throughout and would be suitable for investment purposes. The potential rental income is approximately £5,400 per annum.



Not to scale. For identification purposes only

**Situated** Just off Hard Lane in a popular residential location close to local amenities, Victoria Park and St. Helens Town Centre.

**Ground Floor** Lounge, Dining Room, Kitchen.

**First Floor** 2 Bedrooms, Bathroom/WC.

**Outside** Yard to the rear.