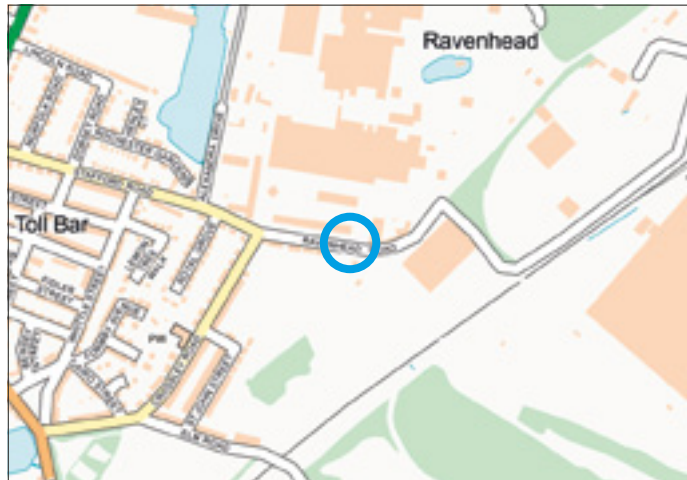


LOT

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4 Factory Row, St. Helens, Merseyside WA10 3LX

*GUIDE PRICE £35,000+



Not to scale. For identification purposes only

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- **A 2 bedroomed end terraced property in need of full upgrade.**

Description A two bedroomed end terraced property benefiting from partial double glazing. The property requires a full upgrade and scheme of refurbishment works. Following which the property would be suitable for investment purposes with a potential rental income of £5,400 per annum.

Situated Fronting Factory Row off Stafford Road which in turn is off Prescott Road (A58) within close proximity to local amenities and transport links. Approximately less than 2 miles from St Helens Town Centre.

Ground Floor 2 Reception Rooms, Kitchen, Bathroom/WC.

First Floor 2 Bedrooms.

Outside Rear garden.