

LOT

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27 Scott Avenue, Sutton Manor, St. Helens, Merseyside WA9 4AN

*GUIDE PRICE £60,000–£65,000



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Not to scale. For identification purposes only

- **Residential investment producing £7,428.48 per annum. Double glazing. Central heating. Gardens.**

Description A 3 bedroomed semi-detached property which is currently let by way of a Periodic Tenancy producing £7,428.48 per annum. The property benefits from double glazing, central heating and gardens. The property is let to a single tenant who has been in situ since 2014.

Situated Off Shakespeare Road in a popular and well established residential location within close proximity to local amenities, schooling and transport links.

Ground Floor Hallway, Lounge, Kitchen/Dining Room.

First Floor 3 Bedrooms, Bathroom/WC.

Outside Front and Rear Gardens.