

LOT
23

21 Graham Street, St. Helens, Merseyside WA9 1LX

***GUIDE PRICE £40,000+**



Not to scale. For identification purposes only

- **A residential investment property producing £5,253.00 per annum. Double glazing. Central heating.**

Description A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing £5,253.00 per annum.

Situated Off Pocket Nook Street in a popular residential location close to local amenities, schooling and within walking distance to St. Helens town centre.

Outside Yard to the rear.

Ground Floor Through Lounge/ Dining Room, Kitchen.

First Floor Two Bedrooms, Bathroom/WC.