

LOT  
112

58 Manville Street, St. Helens, Merseyside WA9 3BH

GUIDE PRICE **£35,000+**\*

VACANT RESIDENTIAL

- Two bedroomed end of terrace.
- Partial double glazing.
- Central heating.

A two bed end of terraced house benefiting from partial double glazing and central heating. The property is in need of refurbishment and modernisation and once upgraded it would be suitable for investment purposes with a potential rental income of approximately £5,400.00 per annum.

**Situated** Off Peasley Cross Lane in a popular and well established residential location close to local amenities, transport links and approximately 1.5 miles from St Helens town centre.

**Joint Agent**



**Ground Floor** Living Room/  
Dining Room, Kitchen,  
Bathroom/WC, Lean to.

**First Floor** Two Bedrooms

**Outside** Yard to rear.

