

LOT  
**114**

318 Elephant Lane, St. Helens, Merseyside WA9 5EP

GUIDE PRICE **£50,000+**\*

VACANT RESIDENTIAL

### Description

A vacant three bedroomed middle terrace property benefiting from double glazing, central heating and off road parking to the rear. Following a scheme of upgrade and refurbishment works the property would be suitable for occupation, re-sale or investment purposes.

### Situated

Fronting Elephant Lane in a popular and well established residential location within close proximity to local shopping amenities, schooling and transport links.

### Ground Floor

Vestibule, Hall, two reception rooms, Kitchen/Breakfast room, Utility Room.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Rear Yard with off road parking accessed from Beresford Street, Outhouse with WC.

### Joint Agent

Entwistle Green

