

LOT  
**37**

53 Balfour Street, St. Helens, Merseyside WA10 4BG

GUIDE PRICE **£55,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for occupation or investment purposes with a potential rental income of approximately £7,200 per annum.

### Situated

Off Constance Street which is in turn off Dunriding Lane in a popular and well established residential location close to local amenities and transport links and St Helens town centre is approximately 1 mile away.

### Ground Floor

Vestibule, Through Living Room/Dining Room, Kitchen, Bathroom/WC

### First Floor

Two Bedrooms

### Outside

Yard to the rear.

### EPC Rating

E

### Council Tax Band

A

### Joint Agent

Entwistle Green

