

LOT

15

18 Leach Lane, Sutton Leach, St. Helens, Merseyside WA9 4PX

GUIDE PRICE **£120,000+**\*

VACANT RESIDENTIAL

**Description**

A three bedroomed semi-detached house benefiting from double glazing, central heating, front and rear gardens, driveway and a separate garage. Following modernisation the property would be suitable for occupation or investment purposes and there is also potential to extend at the rear, subject to any necessary consents.

**Situated**

Off Reginald Road (B5204) in a popular and residential location, close to local amenities including St Helens retail park, schooling and transport links. Approximately 3 miles to St Helens town centre.

**Ground Floor**

Hall, Living Room, Kitchen, Bathroom/WC

**Council Tax Rating**

A

**Joint Agent**

Entwistle Green

**First Floor**

Three Bedrooms

**Outside**

Front and Rear Gardens, Driveway, Separate Garage

**EPC Rating**

D

