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113 & 115 Derbyshire Hill Road, St. Helens, Merseyside WA9 2LL

GUIDE PRICE **£125,000+**\*

VACANT RESIDENTIAL

### Description

A pair of two storey properties which have in the past been used as retail units and benefit from full planning permission to convert to provide two × two bed houses. Conversion is nearly complete, and the properties need a scheme of refurbishment works, to include a kitchen in 115. They benefit from double glazing and central heating. Planning Ref No: P/2025/0423/FUL. Once finished they would be suitable for investment purposes with a potential income of £850pcm on each totalling £20,400 per annum.

### Situated

Fronting Derbyshire Hill Road overlooking the playing field in a popular and well established residential location with good transport links and schooling.

Each property comprises:

### Tenure

Freehold

### Ground Floor

One large room, Kitchen, WC

### First Floor

Two Rooms, Bathroom/WC

### Outside

Large rear gardens

### EPC Rating

113 C. 115 E

