



### Description

A residential investment fully let producing £30,900 per annum. The property comprises a two-storey corner house comprising five self-contained flats (four x one and one x two bed) all benefiting from double glazing and electric heating. The property is fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £30,900 per annum.

### Situated

Fronting Tolver Street on the corner of Hardshaw Street, in a popular and well established residential location close to local amenities, schooling and approximately half a mile from St Helens town centre and 15 miles from Liverpool city centre.

### Hardshaw Street Ground Floor

**58A** (maisonette) Living room, Kitchen

**58C** (separate entrance) Lounge, two Bedrooms, Kitchen, Shower/WC

### First Floor

**58A** Bedroom, Shower/WC

**58B** (shared entrance with 58A) Open plan dining room/kitchen, utility room, shower/WC, lounge, bedroom

### Tolver Street Ground Floor

**25** Open plan lounge/kitchen, bedroom, shower, separate WC  
**25A** (separate entrance) Kitchen, bathroom/WC, one bedroom

### First Floor

Living Room

### Outside

Yard providing access for 25a

### Council Tax Band

**58a Hardshaw Street A**  
**58b Hardshaw Street A**  
**58c Hardshaw Street A**



**25 Tolver Street A**  
**25a Tolver Street A**

### EPC Rating

**58a Hardshaw Street C**  
**8b Hardshaw Street D**  
**58c Hardshaw Street C**  
**25 Tolver Street D**  
**25a Tolver Street E**

### Tenure

Leasehold  
Ground Rent Peppercorn

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Leasehold