

LOT  
**113**

**17 Carole Close, Sutton Leach, St. Helens, Merseyside WA9 4PW**

**RESIDENTIAL INVESTMENT**

Guide price **£55,000 +**



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Not to scale. For identification purposes only

**A 3 bedroomed semi detached property currently let by way of an Assured Shorthold Tenancy producing £5670.00 per annum. The property benefits from partial double glazing, front and rear gardens and a driveway**

**Situated**

Off Leach Lane Sutton, close to all local amenities and major transport links, and within the catchment area for local schools.

**Ground Floor**

Hall, Lounge, Dining room/Kitchen.

**First Floor**

3 Bedrooms, Bathroom/W.C.

**Outside**

Front and rear gardens, Driveway.