

On Behalf of a Housing Association

LOT  
**27**

**35 Cotswold Grove, St. Helens, Merseyside WA9 2JD**

**VACANT RESIDENTIAL**

Guide price **£25,000–£30,000**



Not to scale. For identification purposes only

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**A vacant 2 bedroomed middle terrace property benefiting from double glazing. Following repair and modernisation the property would be suitable for investment purposes.**

**Situated**

Off Provident Street which in turn is off Derbyshire Hill Road in a well established residential location.

**Ground Floor**

Lounge, Dining Room, Kitchen, Bathroom/WC.

**First Floor**

2 Bedrooms.

**Outside**

Rear Yard.