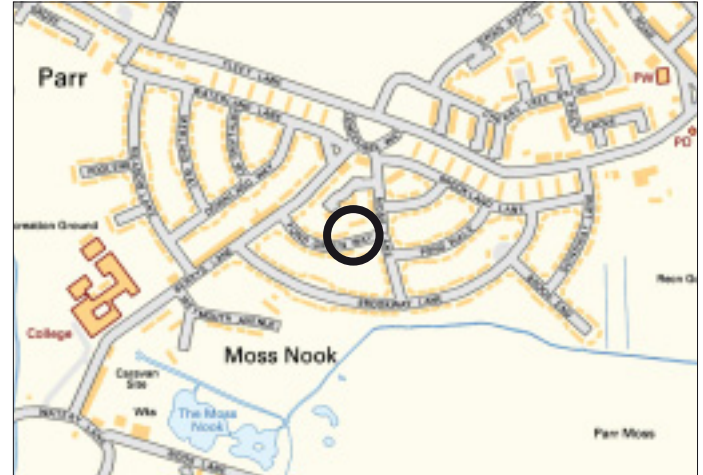


LOT  
**72**

## 25 Pond Green Way, St. Helens, Merseyside WA9 3SD

RESIDENTIAL INVESTMENT

Guide price **£45,000–£50,000**



Not to scale. For identification purposes only

**A 3 bedroomed town house currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing, central heating and gardens front and rear.**

### **Situated**

Off Berrys Lane and Moss Lane

### **First Floor**

3 Bedrooms, Bathroom/W.C.

### **Ground Floor**

Hall, Through lounge, Kitchen

### **Outside**

Gardens front and rear.

### **EPC Rating**

D