



94 Nutgrove Road

- Residential investments producing £9,240. Two separate properties. Double glazing. Central heating.

**Description** We are offering for sale two separate properties which are situated to the rear of each other.

**94 Nutgrove Road, St Helens WA9 5PJ**

A two bedroomed middle terraced property currently let by way of an Assured Shorthold tenancy at a rental of £5,400 Per annum. The property is in good order throughout and benefits from double glazing and central heating.

**Situated** Off Nutgrove Hall Drive within close proximity to local amenities and Schooling.

**Ground Floor** Lounge, Kitchen, Bathroom/ WC

**First Floor** Two Bedrooms.

**Outside** Yard to the rear.

**35 Emily Street, St Helens WA9 5LZ**

A one bedroomed bungalow style property currently let by way of an Assured Shorthold Tenancy at a rental income of £3,840 per annum. The property benefits from double glazing and central heating.

**Situated** Off Covett Road within close proximity to local amenities and Schooling.

**Ground Floor** Open plan Lounge/ Kitchen/Diner, Bedroom, Bathroom/ WC

**Outside** Yard with large double steel gates, ideal for a builder/ contractor/camper van/boats



35 Emily Street



Not to scale. For identification purposes only