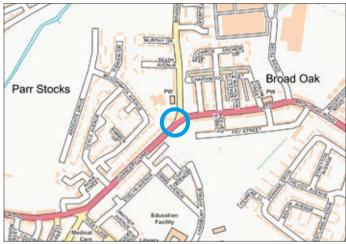
## 194–196 Boardmans Lane, St. Helens, Merseyside WA9 1QU \*GUIDE PRICE £50,000+



• Residential investment producing approximately £6,240 per annum. Double glazing. Central heating. Renovated kitchen.

**Description** A three bedroomed double fronted end terraced property currently let by way of an Assured Shorthold Tenancy producing a rental income of approximately £6,240.00 per annum. The property benefits from double glazing, central heating, and a renovated kitchen.



Not to scale. For identification purposes only

Situated On the corner of Boardmans Lane and Chancery Lane (A572) in Parr in established and popular residential location within close proximity to local amenities.

Ground Floor Hall, Lounge, Dining Room, Kitchen, Bathroom/WC

## First Floor Three bedrooms

Outside Yard to the rear

Joint Agent Entwistle Green

