



- **Two single storey bungalow style buildings offering a redevelopment opportunity.**

Description Two separate single storey bungalow style buildings which have most recently been used as a respite and rehabilitation centre providing 12 beds in total. Both properties have been vacant for a number of years and have suffered vandalism to both the interior and exterior. The site benefits from 8 car parking spaces to the front, with garden areas to the side and rear. The site would be suitable for re-development subject to any necessary consents. Total site area including the building footprint is 0.47 acres.

Situated Fronting Duncan Street which is a quiet one-way road which links Borough Road to Prescott Road. Both of these are main routes in and out of St Helens Town Centre which is approximately 500 metres away.

No. 2 12 Rooms, Kitchen, Boiler Room, Utility Room, Office, 2 WC's, Shower Room, 2 Bathrooms. 374 sq.m

No. 4 4 Bedrooms, Lounge, Dining Room, Kitchen, Utility Room, Bathroom, WC, Office. 213 sq.m

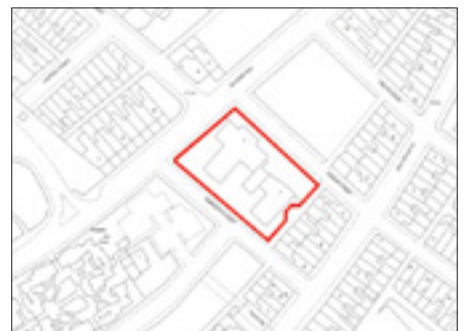
Outside 8 Car Parking Spaces, Gardens to Side & Rear.

Note The vendor has requested all private treaty offers are to be made by 20th June.



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