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**49**

29 Vernon Street, St. Helens, Merseyside WA9 1LW

GUIDE PRICE **£45,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed end terraced house benefiting from double glazing and central heating. Following refurbishment and modernisation the property would be suitable for investment purposes with a potential rental income of approximately £7,200 per annum.

### Situated

Off Atlas Street in a popular and well established residential location less than 1 mile from St Helens town centre amenities and transport links.

### Ground Floor

Vestibule, Living Room, Dining Room, Kitchen, Bathroom/WC (no fittings)

### First Floor

Two Bedrooms

### Outside

Yard to the rear

### EPC Rating

TBC

### Council Tax Band

A

### Tenure

Leasehold for a term of 999 years from 1st February 1934

### Joint Agent

Entwistle Green

