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**60**

354 West End Road, Haydock, St. Helens, Merseyside WA11 0AY

GUIDE PRICE **£65,000+\***

VACANT RESIDENTIAL

### Description

A two bedroomed middle terraced property benefitting from double glazing, central heating and front and rear gardens. The property has undergone a scheme of refurbishment to include a new flat roof with guarantee and would be suitable for occupation or investment purposes with a potential income in excess of £8,400 per annum.

### Situated

Fronting West End Road in a popular and well established residential location close to local amenities and schooling and approximately 2.5 miles from St Helens centre.

### Ground Floor

Two Reception Rooms, Kitchen,  
Bathroom/WC.

### First Floor

Two Bedrooms.

### Outside

Front and Rear Gardens.

### EPC Rating

E

### Council Tax Band

A

