

LOT  
**24**

17 Fidler Street, St. Helens, Merseyside WA10 3DZ

GUIDE PRICE **£69,000+\***

VACANT RESIDENTIAL

### Description

A three bedroomed middle-terraced property benefitting from double glazing and central heating. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £10,200 per annum.

### Situated

Off Whittle Street which in turn is off Stafford Road in a popular and well-established residential area close to local amenities, schooling and transport links. The property is approximately 2.5 miles from St Helens Retail Park and 1.5 miles from the town city centre.

### Ground Floor

Lounge/Dining Room, Kitchen,  
Bathroom/WC

### First Floor

Three Bedrooms

### Outside

Yard to rear

### EPC Rating

D

### Council Tax Band

A

