






Derbyshire Hill Road, ST. HELENS WA9 2LS

£90,000 (subject to contract)

Yielding Great Results! This very well looked after mid terrace house has two bedrooms as well as two reception rooms and is offered for sale with an assured shorthold tenancy in place yielding £425 per month.

There is a modern kitchen and first floor bathroom, all which contributes towards a very nice home. As an investment it is ready to yield!

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

	2
	2
	1
	On Road

Ground Floor

Dining Room

PVCu double glazed window, laminate flooring, radiator.

Rear Lounge

A spacious lounge with a PVCu double glazed window to the rear, recessed fire, radiator and a continuation of the laminate flooring from the dining room.

Kitchen

Fitted with a range of modern base, wall and draw units with co-ordinated roll-top work-surfaces. Integrated four ring gas hob with an electric oven below. White single drainer sink unit with a hot and cold water mixer tap. Plumbing for an automatic washing machine, space for a free standing fridge freezer. Radiator and PVCu double glazed window as well as a door to the rear garden.

First Floor

Landing

Access to all of the first floor rooms. Radiator.

Bedroom One

PVCu double glazed window and radiator, laminate flooring.

Bedroom Two

PVCu double glazed window to the rear, radiator, cupboard, laminate flooring.

Bathroom

A spacious room with a white three piece suite including a low level WC and a pedestal wash basin. Panel bath with an over-head shower attachment. Part tiled walls and tile flooring. Two PVCu double glazed opaque windows. Radiator.

Exterior

The front has a low brick wall bordering the pavement with gated pedestrian access to the front door. To the rear is an enclosed garden with gated access.

Council Tax Band A

