HEAD OFFICE:
14 Claughton Street
St Helens, WA10 1RS
TEL: 01744 24341
d.bamber@johnbrowns.co.uk
www.johnbrowns.co.uk



Brynn Street, St. Helens, WA10 1HX

£99,950

We are pleased to announce for sale this two/ three bedroom end terraced property which is being sold with a long term tenant in situ. The property benefits from being gas central heated and UPVc double glazed and briefly comprises of: entrance hallway, lounge, kitchen, utility room, and dining room or third bedroom all to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally the property has yard area's to the rear and side. Viewing is highly recommended to appreciate the size and condition of this ready made investment opportunity offering a 8.4% yield and can be arranged through our office or by calling 01744 24341.







Entrance Hallway
Door to front aspect, and stairs to first floor.

Lounge
15'3" x 12'11" (4.67 x 3.96)
Upvc double glazed window to front aspect, laminate flooring, and radiator.

Kitchen
8'7" x 6'4" (2.63 x 1.95)
Upvc double glazed window to rear aspect, range of wall and base units, integral gas hob and electric oven, stainless steel sink, and part tiled walls.

Utility Room
6'2" x 4'3" (1.89 x 1.30)
Upvc double glazed window to rear aspect, door leading into rear yard, plumbed for washing machine, and radiator.

Dining Room/ Bedroom Three
12'4" x 8'11" (3.78 x 2.72)
Upvc double glazed window to front aspect, laminate flooring, and radiator.

First Floor Landing
Upvc double glazed window to rear aspect, and loft access.

Bedroom One
12'7" x 8'9" (3.85 x 2.67)
Upvc double glazed window to front aspect, laminate flooring, and radiator.

Bedroom Two
11'10" x 6'9" (3.62 x 2.08)
Upvc double glazed window to front aspect, laminate flooring, and radiator.

Family Bathroom
7'8" x 5'2" (2.35 x 1.58)
Upvc double glazed window to rear aspect, panelled bath with shower over, low level wc, hand wash basin, radiator, and part tiled walls.

External
Yard area to the rear and side with fenced boundaries.

Notice
Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items and the tenure. All measurements are approximate and photographs provided for guidance only. We have been unable to verify the tenure of this property which has been provided in good faith by the vendor. All intended purchasers or lessees are recommended to carry out their own investigations before contract.















