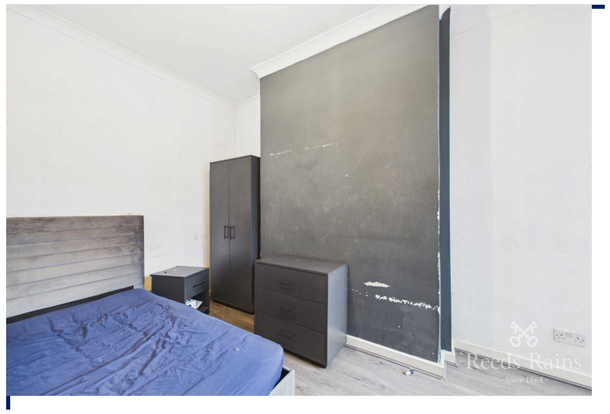
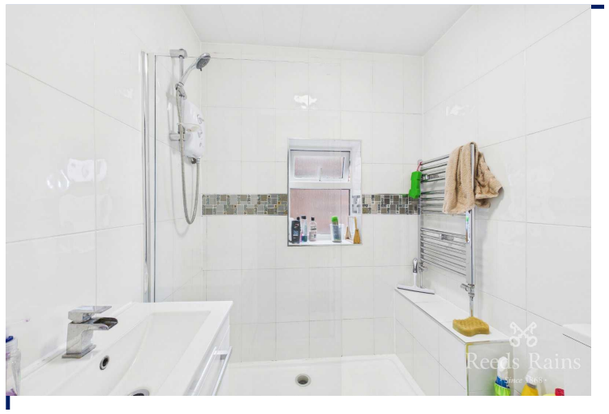
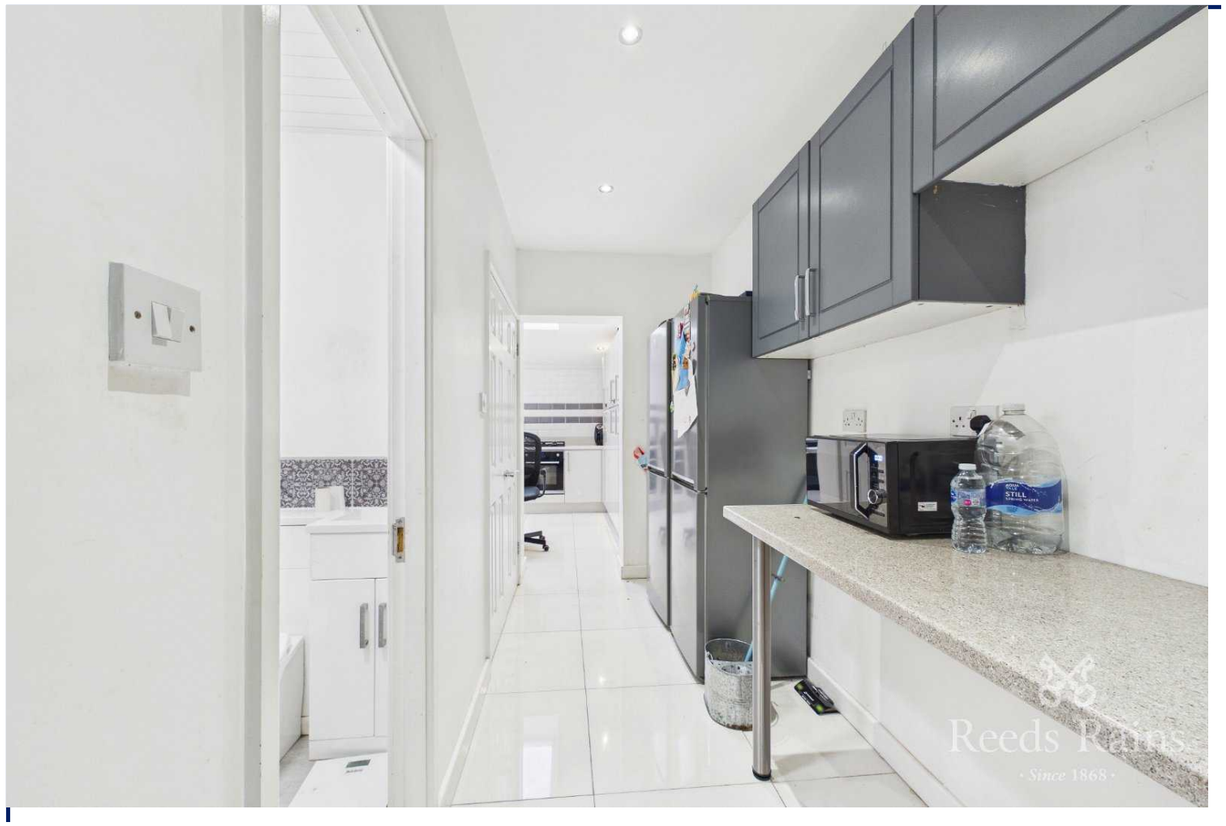
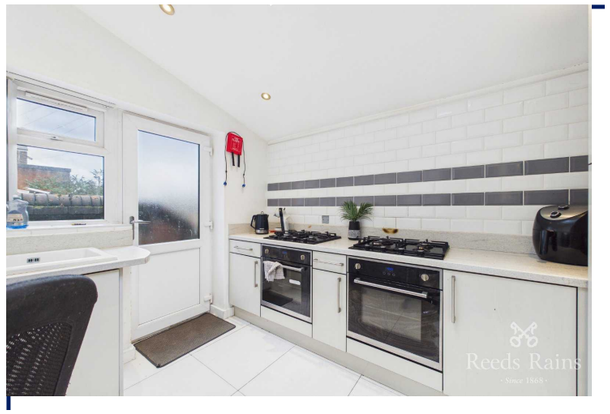
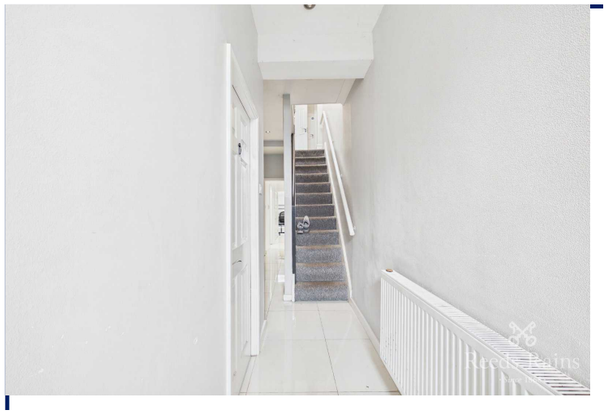


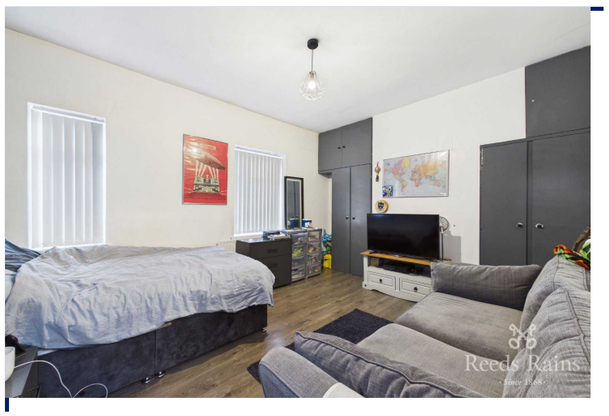


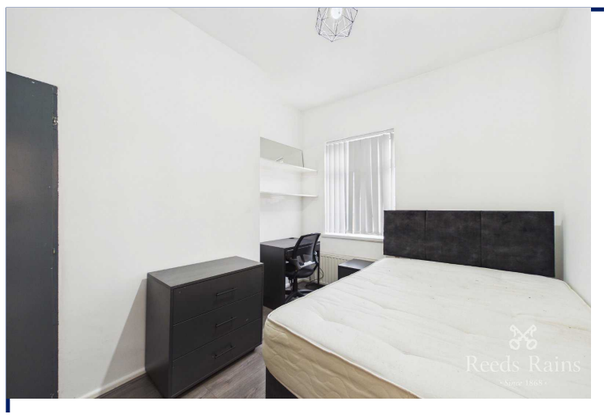












Woodville Street, St. Helens,
Merseyside, WA10

Asking Price: £140,000
Leasehold

Reeds Rains

reedsrains.co.uk

Woodville Street, St. Helens, Merseyside, WA10

Asking Price: £140,000 Leasehold

Council Tax Band: A
EPC Rating: C

This end terraced HMO property generates a potential income of £1,590 pcm, with 2 of the 5 rooms occupied. Woodville Street is within walking distance of a multi million pound bus station that is due to be completed in 2027 and also within walking distance to St Helens Central which boasts direct links into Manchester and Liverpool.
Having a gas central heating system complemented by double glazing the accommodation is arranged over two floors as follows:- Hallway with stairs to the first...

Entrance Hall
20' x 5'9" (6.1m x 1.75m)
Double glazed obscure front door, radiator, tiled floor, spot lights, stairs to first floor.

Room One
11'6" x 11'10" (3.5m x 3.6m)
Double glazed window to front, radiator, coved ceiling, laminate flooring, meters cupboard, feature fireplace.

Room Two
9'2" x 14'4" (2.8m x 4.37m)
Double glazed window to rear, radiator, laminate flooring, coved ceiling.

Utility Area
13'9" x 5'1" (4.2m x 1.55m)
Tiled floor, spot lights, breakfast bar, wall units, double storage cupboard housing plumbing for washing machine and wall mounted gas central heating boiler.

Shower Room
2'11" x 8'7" (0.9m x 2.62m)
Double glazed obscure window to side, tiled floor, part tiled walls and having step in shower cubicle, heated towel rail, WC, vanity wash hand basin with storage beneath, square opening to:-

Kitchen/Breakfast Area
9'11" x 10'3" (3.02m x 3.12m)
Double glazed window and double glazed obscure UPVC door to side, tiled floor, double glazed Velux skylight, spot lights, refitted with single drainer sink unit with high gloss wall and base units, radiator, breakfast bar, 2 inset gas hobs/electric ovens.

First Floor
Split level landing with radiator, double glazed Velux skylight, coved ceiling.

Room Three
12'1" x 7'10" (3.68m x 2.4m)
Double glazed window to rear, radiator, laminate flooring, double built in wardrobe.

Room Four
11'7" x 14'2" (3.53m x 4.32m)
Two Double glazed windows to front, radiator, laminate flooring, two double built in wardrobes.

Room Five
9'3" x 8'2" (2.82m x 2.5m)
Double glazed window to rear, radiator, laminate flooring, dado rail.

Shower Room
4'11" x 5'8" (1.5m x 1.73m)
Double glazed obscure window to side, tiled floor, fully tiled walls and having walk in shower, WC, heated towel rail, vanity wash hand basin with storage beneath.

Outside
There is an enclosed, paved and walled rear yard.

Tenure
Leasehold. Term 999 years from 12 May 1902
Ground Rent £28 pa

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. If your offer is successful, the charge for completing this check is a non-refundable £40 plus VAT, totalling £48 per buyer.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Other important information which you will need to know about this property can be found at reedsrains.co.uk