

Chiltern Road, ST. HELENS, WA9 2HT

£75,000 Guide Price

Rutter Green

64 Kenyon Road

Wigan

WN1 2DQ

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Chiltern Road, ST. HELENS, WA9 2HT

- To be Sold via Online Auction
- Fantastic Buy-To-Let Opportunity
- Sold With Tenant In Situ
- Gardens To Front And Rear
- Current Rental Income £600pcm
- Three Bedroom Mid Terrace
- Register To Download The Legal Pack











Rutter Green Auctions are delighted to bring to market this fantastic, ready-made residential investment opportunity situated on Chiltern Road in St Helens (WA9 2HT). Offered for sale by auction and sold with an established tenant in situ, this property generates an immediate rental income of **£600 per calendar month (£7,200 per annum)** from day one of completion, making it an ideal addition to any landlord's portfolio.

Located in an established and popular residential area of St Helens, the property benefits from strong local rental demand, convenient access to St Helens town centre, local shops, schools, and excellent transport links across Merseyside and the North West via the A58, A570, and M62 motorway network.

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If you would like to arrange a viewing of this property, please contact our showroom at

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Additional information on this property is available at

www.ruttergreen.co.uk



Disclaimer

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. We ask our clients to check their own sales particulars and verify the information is correct. Fixtures, fittings and appliances have not been tested and therefore we can give no guarantees that they are in full working order. All measurements and land sizes are quoted approximately. Tenure should be established with your Solicitor and Council Tax band with the Local Council.

OnTheMarket.com

rightmove.co.uk The UK's number one property website

PRS Property Redress Scheme

ARLA

DPS The Deposit Protection Service