



JB&B LEACH

SALES - LETTINGS - AUCTIONS - SURVEYS



www.jbbleach.com



75 Vincent Street

St Helens Central, St. Helens, WA10 1LD

£129,950

EPC Rating '%epcEER_current%'





Property Description

JB&B Leach are pleased to offer for sale a substantial end town house which has been converted into two flats. The ground floor flat briefly comprises; entrance vestibule leading to the front lounge, inner hallway leading to the fitted kitchen incorporating an oven hob and extractor, 1 bedroom and 3 piece bathroom suite. The 1st floor flat comprises landing area leading to the front lounge, dining room, separate fitted kitchen incorporating oven, hob and extractor and 3 piece bathroom suite, the 2 bedrooms are located on the 2nd floor. The property also benefits from PVCu double glazing throughout, a communal rear yard and gas fired central heating to the first floor flat with electric heating to the ground floor flat.

(Residential Investment Opportunity providing a 7.1% Yield from a combined rent of £395 & £375pcm, totalling £9,240 p.a)





GROUND FLOOR FLAT - 1 BEDROOM

LOUNGE

15' 7" x 12' 02" (4.75m x 3.71m) PVCu double glazed window, wood effect flooring, gas fire set in a feature surround, electric heater, television point, telephone point, meter cupboard and textured ceiling.

INNER HALL

PVCu double glazed door leading to the rear yard, wood effect flooring, storage cupboard, electric heater and textured ceiling



KITCHEN

10' 7" x 6' 11" (3.23m x 2.11m) Range of wall and base units with work surfaces, built in electric oven and electric hob with extractor hood, plumbing for washing machine, space for fridge / freezer, stainless steel sink with drainer with mixer tap, part tiled walls, PVCu double glazed window to the rear, laminate flooring, electric heater and textured ceiling.

BEDROOM 1

12' 05" x 8' 11" (3.78m x 2.72m) PVCu double glazed window to the side, electric heater, laminated flooring and textured ceiling.



BATHROOM / WC

6' 10" x 6' 02" (2.08m x 1.88m) 3 piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath with electric shower over and shower screen, laminate flooring, electric heater, PVCu double glazed window to the rear and textured ceiling.

COMMUNAL YARD

Good size enclosed rear yard with gated access to brick wall boundaries





FIRST FLOOR FLAT - 2 BEDROOM

HALL / STAIRS / LANDING

PVCu double glazed front entrance door leading to the vestibule with an entrance door to the first floor flat, staircase to first floor, telephone point, PVCu double glazed window to the front elevation and textured ceiling.

LOUNGE / DINING ROOM

23' 01" x 9' 04" (7.04m x 2.84m) PVCu double glazed window, carpet, gas fire set in a feature surround, radiator, television point with coved and textured ceiling.

KITCHEN

11' 9" x 5' 5" (3.58m x 1.65m) Range of wall and base units with work surfaces, built in electric oven, gas hob and extractor hood, stainless steel sink with drainer and mixer taps, part tiled walls, radiator, PVCu double glazed window to the rear, laminate flooring and a wall mounted Worcester combination gas boiler



2ND FLOOR LANDING AREA

Textured ceiling and radiator

BATHROOM / WC

3 piece white suite comprising; panelled bath with shower off the mixer taps, low level WC, pedestal wash hand basin, part tiled walls, PVCu double glazed window, radiator, laminate flooring and textured ceiling.

BEDROOM 1

10' 10" x 11' 09" (3.3m x 3.58m) 2 PVCu double glazed window to the side, radiator, carpet, storage into the eaves and textured ceiling

BEDROOM 2

8' 10" x 11' 10" (2.69m x 3.61m) PVCu double glazed window to the front, radiator, carpets and textured ceiling.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements