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FOR SALE

INVESTMENT OPPORTUNITY



PRIME FREEHOLD INVESTMENT

LEIGH— 55/55A LORD STREET, LEIGH, WN7 1BY

PRICE – OFFERS OVER £145,000

Portfolio Properties, Prospect House, Featherstall Road South, Oldham, OL9 6HT
0161 830 8833

LEIGH– 55/55A LORD STREET, LEIGH, WN7 1BY

LOCATION / DESCRIPTION

INVESTMENT OPPORTUNITY to purchase two fully refurbished 1-bedroom self-contained flats situated in Leigh Town Centre.

The first floor flat benefits from large inner hallway, utility room, bathroom, double bedroom and open plan kitchen, sitting room.

The ground floor flat benefits from double bedroom, sitting room, kitchen area, bathroom and access to the spacious cellar, which is an ideal storage space

ACCOMODATION

This property has undergone complete refurbishment creating 2 modern 1 bed self – contained apartments each flat has its own separate access making it more desirable for any tenants.

Separately metered

FLAT 55

Vestibule/Inner Hallway Flat Landing Loft access, double glazed uPVC window and ceiling light fitting Flat 55 - Utility Room 9'0" x 5'0" (max) (2.756 x 1.530 (max)) Plumbed for automatic washing machine, laminate flooring and ceiling light fitting Flat Bathroom 8'11" x 5'6" (max) (2.732 x 1.678 (max)) Fitted with 3-piece white suite, shower over bath, laminate flooring, partially tiled walls and uPVC external window Bedroom 12'8" x 10'4" (max) (3.873 x 3.169 (max)) Storage heater, storage cupboard, ceiling fitting and external uPVC window - Open Plan Kitchen/Lounge 16'0" x 12'11" (max) (4.900 x 3.938 (max)) Fitted with a range of wood effect units, built-in storage cupboard and 2 external windows

FLAT 55A

Cellar Access from the inner vestibule area Kitchen Area 5'9" x 5'1" (max) (1.757 x 1.554 (max)) Flat 55A - Bathroom External uPVC window Flat 55A - Sitting Room 12'10" x 12'5" (max) (3.914 x 3.806 (max)) External uPVC window Flat 55A - Bedroom 12'10" x 11'10" (max) (3.932 x 3.609 (max)) Built-in storage cupboard, storage heater Particulars

TENURE

The property is Freehold

TENANCY

Vacant

VAT

Not VAT registered

EPC

Certificate and report are available upon request

PROPOSAL

This is an excellent opportunity to purchase a small investment in a vibrant town centre with great business opportunity

We are seeking offers over £145,000, subject to contract.

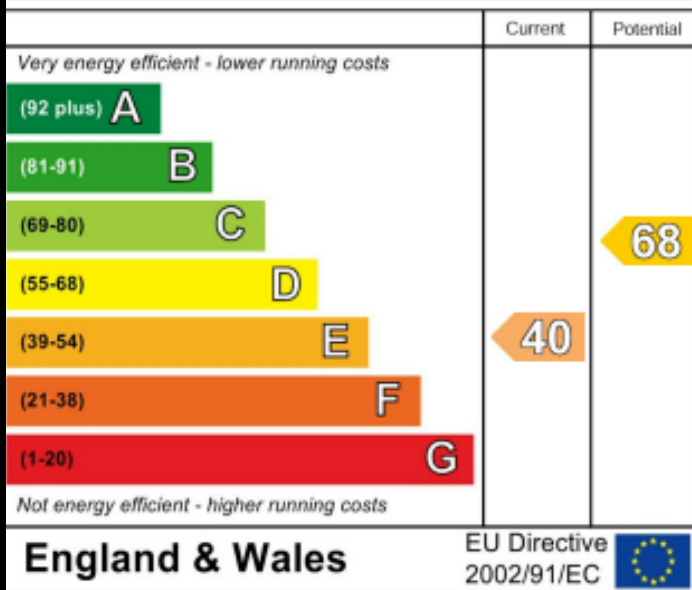
VIEWING

Strictly by appointment only.

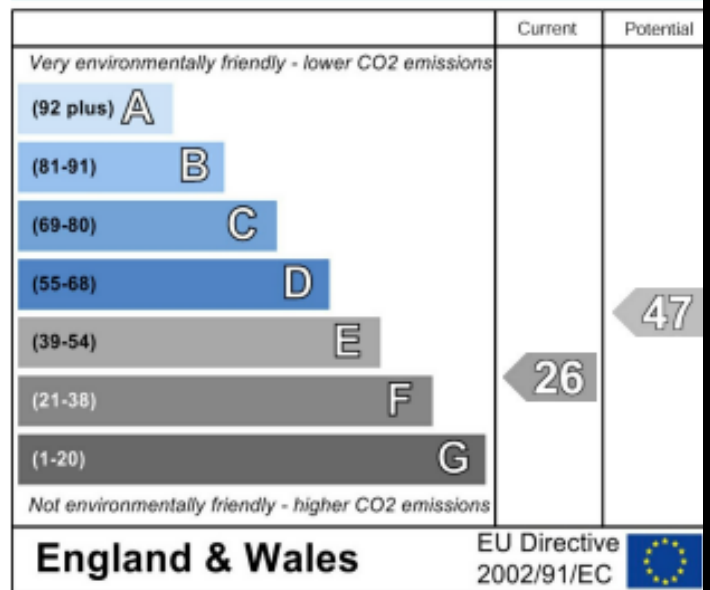
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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