



Cleggs Lane, Little Hulton Auction Guide £110,000

Council Tax: A Tenure: Leasehold



SOLD WITH TENANT IN SITU paying £875PCM This spacious two-bedroom terraced home offers excellent potential and would be an ideal choice for first-time buyers or buy-to-let investors. Inside, the property features a generously sized lounge, a fitted kitchen and dining area with integrated appliances, two double bedrooms, and a large bathroom complete with a three-piece suite.

Externally, there is a low-maintenance front garden and a fantastic rear garden that's perfect for entertaining.

Situated on Cleggs Lane, the property is within walking distance of local bus routes offering easy access to Manchester, Bolton, and the surrounding areas. Shops and everyday amenities are nearby, while a wider selection of supermarkets, restaurants, and leisure facilities can be found in Walkden and Farnworth, just a short drive away. Viewing is recommended to see the potential this home has to offer.

- SOLD WITH TENANT IN SITU ■ INVESTORS ONLY
PAYING £875PCM
- TWO BEDROOMS ■ CLOSE TO AMENITIES