

MORGAN H LEWIS



Asking Price £119,950

Sledbrook Street, Wigan WN5 8EU

***BUY TO LET INVESTERS ONLY AS TENANTS IN SITU**

***Two Bedroom Mid Terraced House**

***Good Size Lounge and Dining Kitchen**

***Three Piece Bathroom**

***Rear Garden with Patio and Lawned Areas**

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Attention investors! For sale with tenant in situ, two bedroom mid terrace property located In Pemberton.

The property offers well-planned accommodation comprising of a living room which leads in to the dining kitchen, positioned at the rear of the home and fitted with a range of units complemented by contrasting worktops and a doorway leading to the private rear garden. Upstairs, the property offers two bedrooms and a three piece family bathroom, fitted with a shower over bath, w.c. and wash hand basin. The property benefits from a private walled rear courtyard.

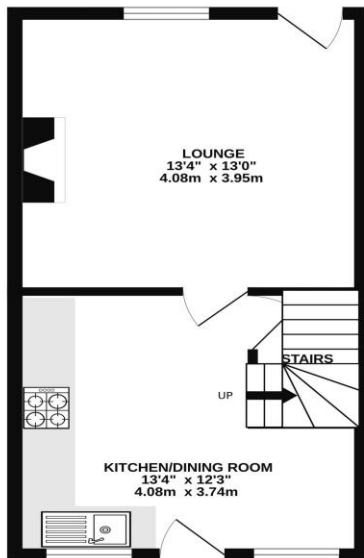
Viewing is recommended to appreciate the quiet location and excellent easy access to the larger surrounding towns and villages.

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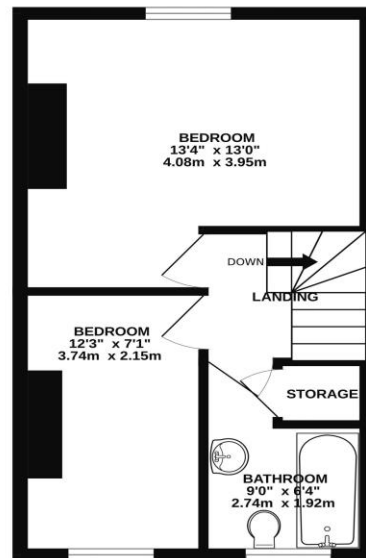


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GROUND FLOOR
331 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 654 sq.ft. (60.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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