



196 East Bridgewater Street
, Leigh, WN7 3EW
Offers Over £95,000



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East Bridgewater Street represents a fantastic opportunity for first time buyers, growing families and investors.

The property itself comprises a mid terrace with spacious accommodation with the benefit of two bedrooms and a bathroom with a rear yard area.

The property has a fitted kitchen, is well presented and is in close proximity to a range of amenities and is within easy reach of the town of Leigh.

The property is available subject to an existing Assured Shorthold Tenancy and is subject to a long leasehold interest of 999 years.



Lounge
14'0" x 13'9" (4.27 x 4.2)

Kitchen
13'9" x 13'9" (4.2 x 4.2)

Sitting Room
9'1" x 6'6" (2.78 x 2)

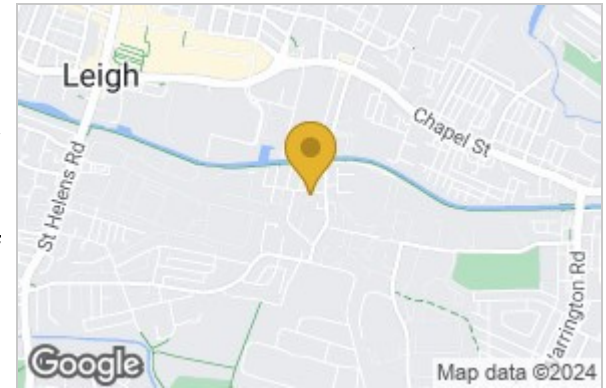
Bathroom
16'4" x 6'8" (5 x 2.04)

Bedroom 1
13'9" x 11'7" (4.2 x 3.54)

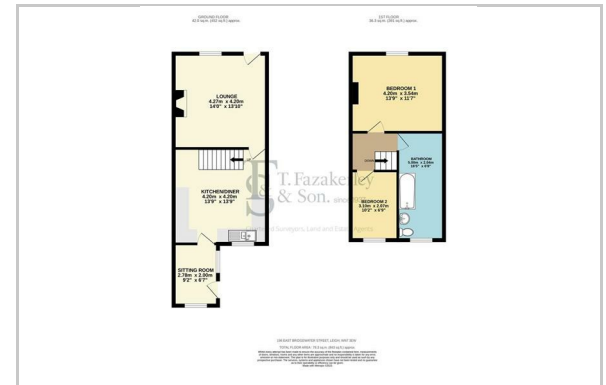
Bedroom 2
10'2" x 6'9" (3.10 x 2.07)



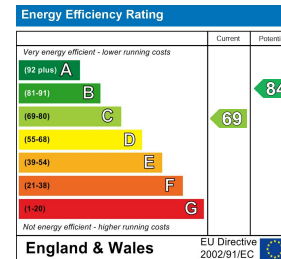
Area Map



Floor Plan



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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