



JONES POTTS TAYLOR



116 Leigh Road

, Leigh, WN7 1SL

£117,995

JonesPottsTaylor are pleased to offer FOR SALE, this buy-to-let INVESTMENT property, which is currently being sold with tenants in situ. This two bedroom, garden fronted, mid-terrace property is located in Leigh, close to schools, shops and amenities. The property briefly comprises of; entrance vestibule, hallway, an open plan living / dinning room and kitchen. To the first floor are two well-proportioned bedrooms and bathroom with three piece suite. Outside to front and rear are enclosed low maintenance gardens.

The tenants have been in residence since June 2023, holding a 7% rental yield. The property is let unfurnished and will be sold as seen.

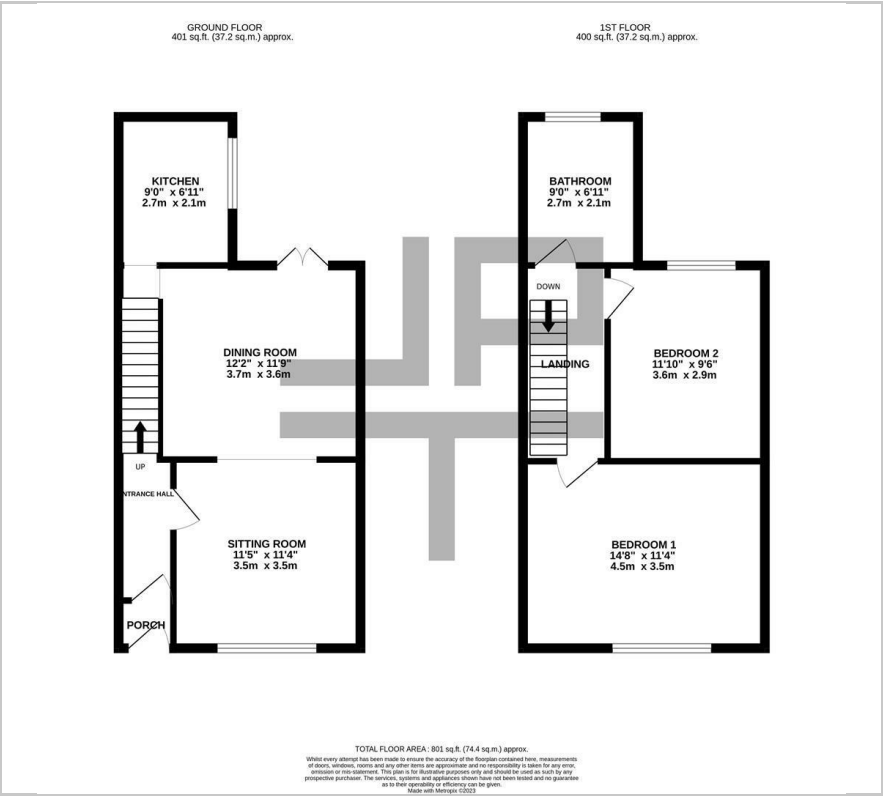
- Buy To Let Investment Opportunity
- Rental Yield 7%
- Tenancy Information Available Upon Request
- EPC Rating D
- No Chain

Viewing

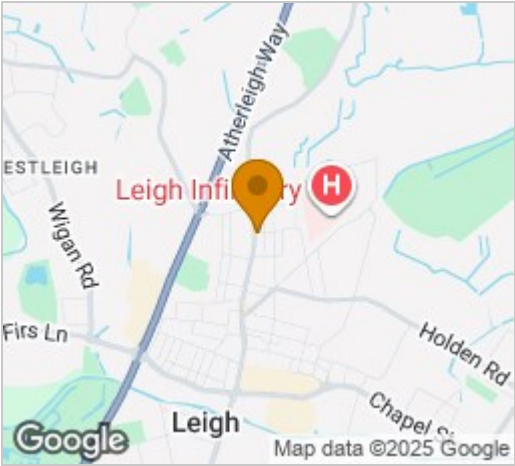
Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.



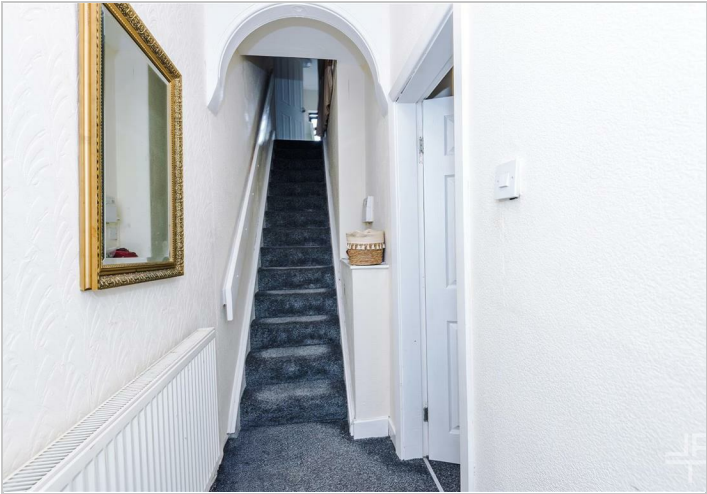
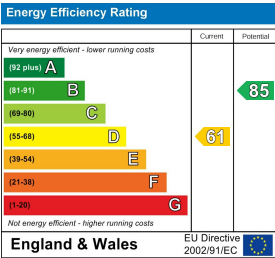
Floor Plan



Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.