



79 CHURCH STREET

LEIGH, WN7 1AZ

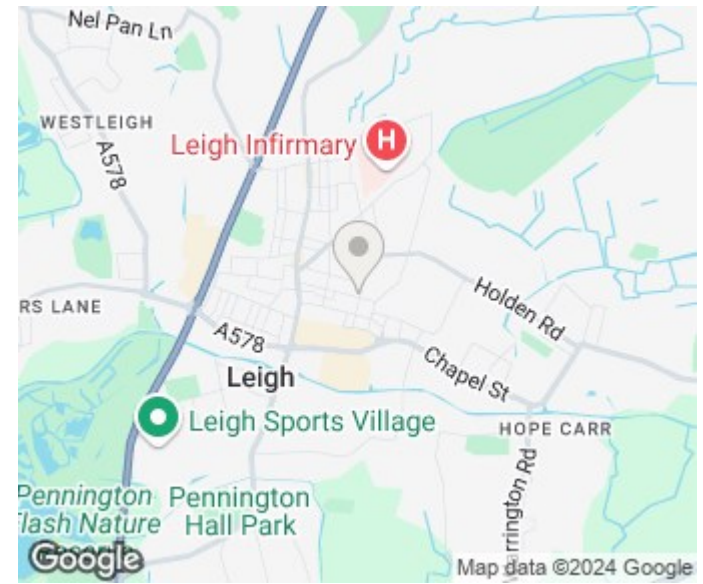
£180,000
LEASEHOLD

This large two-bedroom end-terraced property offers a fantastic opportunity for both investors and homebuyers. Located in the popular town of Leigh, the home is ideal for those looking to put their personal stamp on a spacious property that requires a touch of TLC, but nothing beyond cosmetic upgrades.

The house boasts ample living space, far larger than typical two-bedroom homes in the area. The ground floor features a generously sized living room, providing plenty of space for relaxation or entertaining guests. A large extended kitchen area offers the potential to create a modern and stylish cooking space with room for a dining area, making it the heart of the home. Upstairs, you'll find two expansive double bedrooms, each filled with natural light, and a well-proportioned family bathroom. The size of the bedrooms sets this property apart from many similar homes in the area.

Situated close to local amenities, the property is just a short walk from Leigh town centre, where you can find an array of shops, restaurants, and leisure facilities. It is also well-served by public





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | 65 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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