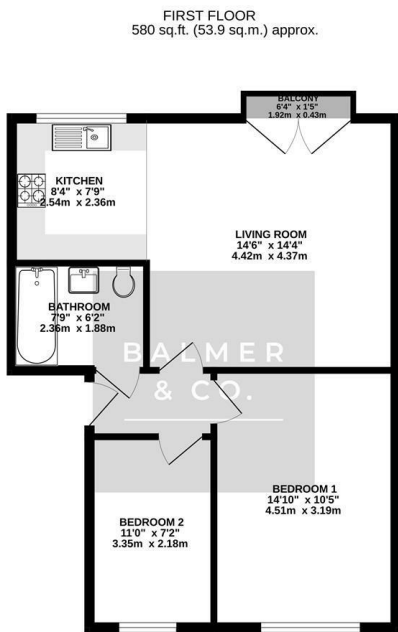


Manley Park, Leigh, WN7 2RW
£110,000



BALMER & CO in LEIGH are delighted to offer FOR SALE this two bedroom, first floor apartment located on Manley Park in Leigh. Well presented throughout with a tenant currently in situ paying £550pcm it is a great investment opportunity but can also be offered for sale with vacant possession and NO ONWARD CHAIN. Comprising in brief; secure entry with intercom system, stairwell to the first floor, hallway, open plan living/dining room with fitted kitchen, double bedroom, single bedroom and a three piece bathroom suite. Externally, there are well maintained gardens surrounding the property with an allocated parking space as well as visitors spaces. Early viewings highly recommended, all enquiries welcome.

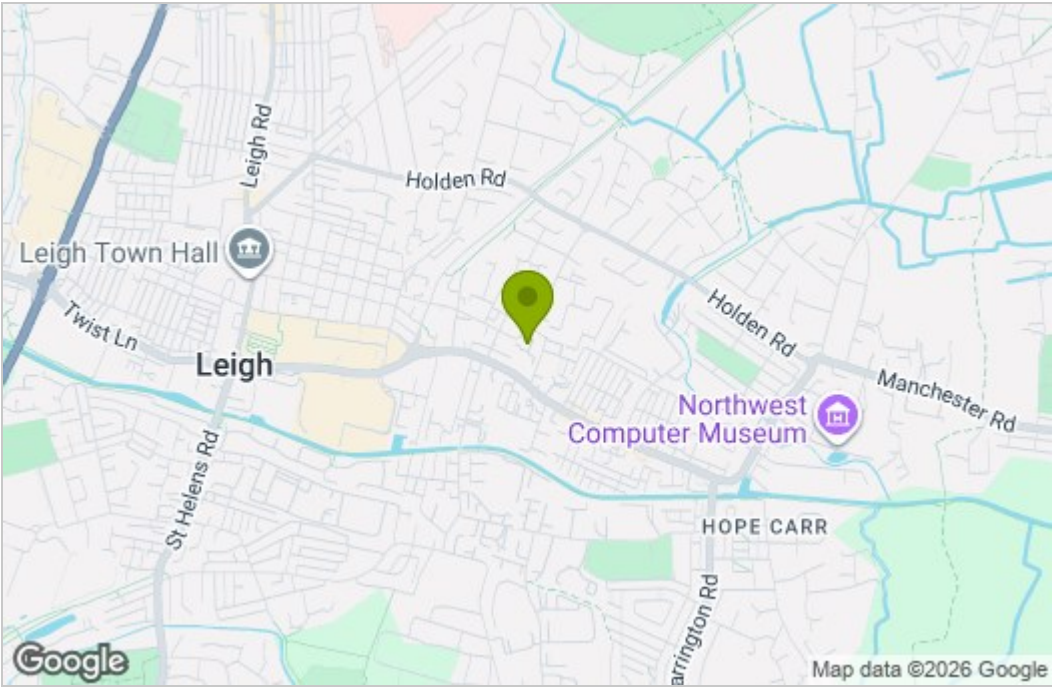
Floor Plan



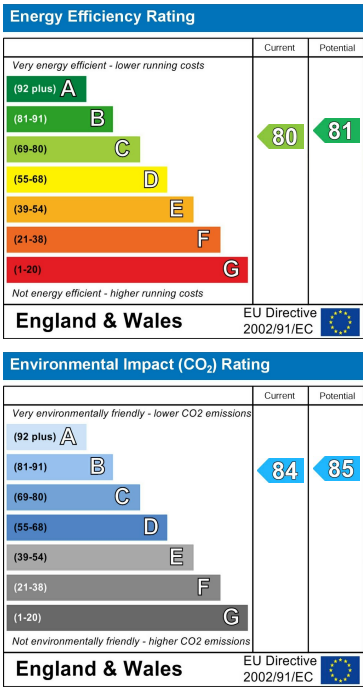
TOTAL FLOOR AREA: 580 sq.ft. (53.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied on for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given to their operation or efficiency (see the green).
Made with Metaphor C2025



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